

Hooper

NAYLOR FRIEND

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LARGE SHOP **TO LET**

SHOP 2 HARRIS COURT
429 KINGSTON ROAD EWELL
SURREY KT19 0DB

LOCATION

The property is situated on the A240 Kingston Road close to the junction with the B284 Ruxley Lane, Ewell, forming part of a long-established local shopping area.



DESCRIPTION

The property comprises a modern lockup shop with rear access and two car parking spaces. The shop features a modern metal framed shop front, store room and kitchenette, plus WC facilities. Power circuits and sockets together with lighting are in place, and the retail area is carpeted, incorporating a recessed mat well with coir mat, and blockwork walls ready to receive final finishes.

ACCOMMODATION

Frontage	13.3 m (43'6")
Internal Width	13.0 m (42'7) narrowing to 4.4m (14'5")
Retail Depth	12.88 m (42'3)
Built Depth	17.75 m (58'3)
Sales Area	110.8 sq m (1,193 ft.²)
Storage	31.72 sq m (341 ft.²)

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

Available to let on a new lease on a full repairing and insuring basis for a term to be agreed.

USE/PLANNING

We understand the property currently falls within class A1 of the Current Town and Country (Use Classes) Order, but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

£19,000 (nineteen thousand pounds) per annum exclusive.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.

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