

Hooper

NAYLOR FRIEND

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ATTRACTIVE
SHOP FRONTED PREMISES
TO LET

146 STANLEY PARK ROAD
CARSHALTON SURREY SM5 3JG

LOCATION

The property is situated mid-way between Wallington and Carshalton, forming part of a local shopping area, on a busy road served by local bus routes and benefiting from limited period free parking bays on Stanley Park Road.



DESCRIPTION

The property comprises a ground floor shop fronted premises previously occupied by a property management company, the property features a modern metal framed shop front, suspended ceiling with downlighters, gas fired central heating and an air cooling unit, a modern kitchenette and parking for four cars in tandem at the rear.

ACCOMMODATION

Frontage	4.84m	15'10
Internal Width	4.64m	15'3 at front
Widening to	5.52m	18'1 at mid-point
Narrowing to	3.79m	12'5 at rear
Commercial Area	95.39m²	1027 ft²
Kitchenette	3.56m²	38 ft²
WC		

Figures relating to accommodation are approximate and rounded up 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, either on a new sub-lease or by way of assignment of existing lease.

LEASE TERMS

Current lease is for a term from 7th December 2000 expiring on 24th December 2015 on a full repairing and insuring basis with 5 year reviews (last rent review on 25th Dec 2010) without any further rent review between now and the end of the lease.

USE/PLANNING

The property has previously been occupied by a property management company as offices but might also suit A1 retail use. Potential occupiers are advised to make their own enquiries of the local planning authority as to existing and potential changes of use prior to offer.

RENT

£11,000 (eleven thousand pounds) per annum exclusive.

V.A.T.

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

VIEWING

Strictly by prior appointment only through Hooper Naylor Friend.

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.