

Hooper

NAYLOR FRIEND

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LOCK-UP SHOP **TO LET**

5 STONELEIGH PARK ROAD **EWELL EPSOM KT19 0QR**

LOCATION

The property forms part of an established shopping area at the junction of Stoneleigh Park Road and the busy A240 Kingston Road, about 1Km north of Ewell village. The shopping parade benefits from a service road at the front with parking bays and a good-sized public car park at the rear.



DESCRIPTION

The property comprises a small lock up shop, previously trading as a Chinese Chi Centre. The accommodation available to lease comprises two rooms currently divided by a lightweight stud partition and the landlord will be installing new WC accommodation for the shop.

ACCOMMODATION

Frontage	5.0m (16'5)
Internal Width	4.74m (15'6) reducing to 3.63m (11'11)
Shop Depth	8.69m (28'6)
Total Area	36.96 m ² (398 ft ²)

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

TENURE

Available to let on a new lease on full repairing and insuring terms 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 purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer. The landlord does not at this stage wish to let the premises for A5 hot food takeaway or A3 restaurant use.

RENT

An initial rent of **£10,500 (ten thousand five hundred pounds)** per annum exclusive is sought.

LEGAL COSTS

Each side to bear their own legal costs subject to the incoming tenant giving an undertaking to be responsible for the landlord's reasonable abortive legal costs should the tenant withdraw after solicitors have been instructed.

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.