



## RETAIL SHOP TO LET



**15 Ace Parade, Hook, Chessington, Surrey KT9 1DR**

### **Type**

A1 Retail shop premises located within a busy neighbourhood parade of shops fronting the A3 Ace of Spades roundabout junction.

### **Rent**

£18,000 per annum exclusive.

### **Lease**

A brand new full repairing and insuring Lease for a minimum term of three years.

### **Area**

Net Internal Area – 640 square feet (59 square metres)

### **Business Rates**

Business Rates: Nil (2021/22)

### **Legal Costs**

Each party to cover their own legal costs.

### **Further Details/Viewing**

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381.

**[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)** or **[csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)**

*Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.*

**LOCATION:** The property is prominently situated within a busy parade of neighbourhood shops which fronts the Ace of Spades roundabout junction of the A3 with Hook Road in Chessington. There is free on-street layby parking (up to one hour) directly outside the property.

**DESCRIPTION:** A retail shop premises comprised within a three storey inner terrace mixed residential and commercial building.

The property provides the following internal areas and layout:

**Ground Floor – Shop:**

Internal Width – 16'

Shop Depth – 40'

**Net Internal Area 640 square feet (59 square metres)**

Rear washroom facility

**Exterior:**

Shared access through the Rear Garden/Yard area directly behind the property to access the rear free Car Park and service road.

**Features Include:**

- \* Highly visible shop fascia signage;
- \* Timber and glazed display window frontage;
- \* Free customer car parking front of the property;
- \* Potential for a variety of uses, subject to planning;

**PLANNING:** The property falls under the new 'E' Planning Use Class which includes retail, restaurant, office, medical and gymnasium uses.

**BUSINESS RATES/COUNCIL TAX:** Nil business rates payable for the current year.

**LEASE:** The property is offered on a brand new full repairing and insuring Lease for a minimum term of three years.

**RENT:** **£18,000** per annum exclusive

**EPC:** Energy Performance Asset Rating of C 52

**LEGAL COSTS:** Each party to cover their own legal costs.

**FURTHER DETAILS/VIEWING:** By appointment only with Sole Agents, Wallakers Commercial on 020 8399 5381.

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