

**HIGHLY VISIBLE LOCATION FRONTING EWELL BY PASS
DOUBLE FRONTED SHOP/OFFICE
TO LET**



185 Kingston Road, Ewell, Epsom, Surrey KT19 0AA

Location

The property is prominently situated in a busy parade of shops and cafés fronting the A243 Kingston Road/Ewell By Pass.

Description

A double fronted retail shop/office premises.

Areas

400 square feet (37.16 square metres).

Lease

The shop/office is offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

Rent

£13,000 per annum exclusive.

Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381

smullaney@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 comprises a prominent trading position within an established parade of shops and cafés fronting the A243 Kingston Road/Ewell By Pass. There is free layby car parking directly in front of the building.
DESCRIPTION:	A double fronted retail shop/office premises. The interior layout with areas/dimensions is as follows: Gross Frontage – 27' (8.23 metres) Shop Depth – 16' (4.88 metres) Gross Internal Area – 400 square feet (37.16 square metres) (includes small WC facility)
PLANNING:	The premises has designated 'E' Use Class for planning purposes which includes retail, office, restaurant, clinic and gymnasium uses.
BUSINESS RATES:	To be confirmed.
LEASE:	The shop/office is offered on a brand new full repairing and insuring Lease for a term of three years and upwards.
RENT:	£13,000 per annum exclusive.
EPC:	An EPC has been commissioned and will be made available to interested parties.
LEGAL COSTS:	Each party to cover their own legal costs.
FURTHER DETAILS/ VIEWING:	Strictly by appointment with Sole Agents, Wallakers Commercial, on 020 8399 5381. Seamus Mullaney: smullaney@wallakerscommercial.com

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