

RETAIL SHOP/OFFICE TO LET



19 Ace Parade, Hook Road, Chessington, Surrey KT9 1DR

Type

A shop/office premises with side garage (formally a Funeral Directors) located at the end of a busy neighbourhood parade of shops fronting the A3 Ace of Spades roundabout junction.

Rent

£23,000 per annum exclusive.

Lease

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

Area

Net Internal Area – 675 square feet (62.7 square metres)

Business Rates

Business Rates: Nil (2022/23)

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 or 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 at the end of 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/office premises which has been a Funeral Directors for a number of years and forms part of a three storey corner and end of terrace mixed residential and commercial building.

The property provides the following internal areas and layout:

Net Frontage – 20'

Shop Depth – 40'

Net Internal Area 675 square feet (62.7 square metres)

Rear Covered Storage Area and access to Small Washroom Facility.

To the side of the building, there is an attached single garage with parking bay/ driveway approach directly to the front.

There is also a small enclosed side yard area to the rear of the garage.

Features Include:

- * Modern glazed display window frontage with return;
- * Highly visible shop fascia signage;
- * Modern suspended ceilings with diffused lighting;
- * Three phase electrical power connected;
- * Air conditioning units;
- * Small kitchenette facility;
- * Fire Alarm system;
- * Electric Dimplex heating;
- * Free customer car parking directly to the front of the shop.

PLANNING: The property falls under the new 'E' Planning Use Class 'which includes Retail, Restaurant, Office, Medical and Gymnasium uses.

BUSINESS RATES: Nil business rates payable for the current Rating year.

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

RENT: **£23,000** per annum exclusive

EPC: An EPC has been commissioned and will be made available to interested applicants.

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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