

PROMINENT CORNER RETAIL SHOP/OFFICE TO LET



332 Kingston Road, Ewell, Epsom, Surrey KT19 0DT

Type

A prominent corner retail shop/office premises with rear car park space.

Lease

The premises are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

Rent

£12,500 per annum exclusive.

Area

Net Internal Area – 650 square feet (60.4 square metres)

Planning

Shop / A2 Office Uses permitted.

Business Rates

Nil business rates payable

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.

332 KINGSTON ROAD, EWELL, EPSOM, SURREY KT19 0DT

- LOCATION:** The shop/office enjoys a prominent corner trading position fronting the A240 Kingston Road near its junctions with Ruxley Lane and Timbercroft.
- The property forms part of a busy neighbourhood parade, nearby traders include the Co-Op, Aldi and Barnard Marcus.
- DESCRIPTION:** A ground floor corner and end of terrace retail shop/office premises with rear vehicular access and car park space.
- The shop/office comprises the following internal areas/dimensions:
- Net Frontage – 20' (6m)
- Shop Depth – 24' (7.3m)
- Net Internal Area – 650 square feet (60.4 square metres)**
- Features include:
- * Prominent shop fascia signage
 - * Modern steel framed and glazed display window frontage
 - * Laminate timber floor covering to shop area
 - * Rear private office
 - * Small staff/kitchenette facility
 - * Small washroom facility
 - * Rear private car park space
- PLANNING:** The property falls under the new 'E' Use Class and therefore can be used for a variety of uses including shop, financial and professional services office etc.
- BUSINESS RATES:** Nil business rates payable subject to eligibility to Small Business Rates Relief.
- LEASE:** The shop is offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

RENT: £12,500 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
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