

DOUBLE FRONTED SHOP/SHOWROOM PREMISES TO LET



432-434 Ewell Road, Tolworth, Surrey KT6 7EL

Type

A double fronted retail shop/showroom premises with free on street layby parking directly outside.

Rent

£20,000 plus VAT per annum exclusive.

Lease

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

Area

Net Internal Area –800 square feet (74 square metres)

Planning

Planning Use Class 'E'.

Legal Costs

Each party to cover their own legal costs.

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.

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- LOCATION:** The property is prominently situated at the corner junction of Ewell Road with Raeburn Avenue and Warren Drive North in Tolworth close by to the busy Tolworth Broadway shopping parade and M&S Car Park.
- DESCRIPTION:** A double fronted retail shop/showroom comprising the following areas/dimensions:
- Net Frontage – 33’ (10 metres)
Shop Depth (max) – 24’ 9” (7.54 metres)
Net Internal Area – 800 square feet (74 square metres)
- Features include:
- * Prominent illuminated fascia sign;
 - * Attractive double fronted display windows;
 - * Rear external washroom facility;
 - * Kitchen sink/tea making area;
 - * Free layby parking directly outside;
- PLANNING:** The property falls under the new Planning Use Class ‘E’.
- BUSINESS RATES:** Nil Business Rates payable subject to eligibility for Small Business Rates Relief.
- EPC:** An Energy Performance Certificate has been commissioned and will be made available to interested parties.
- LEASE:** The premises are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.
- RENT:** **£20,000 (Twenty Thousand Pounds)** plus VAT per annum exclusive.
- LEGAL COSTS:** Each party to cover their own legal costs.
- FURTHER DETAILS/VIEWING:** Strictly by appointment with Landlords Sole Agents, Wallakers Commercial on 020-8399-5381.
- Seamus Mullaney: smullaney@wallakerscommercial.com