



WEST EWELL SHOPPING PARADE CURRENT BEAUTY SALON TO LET



59 Poole Road, West Ewell, Surrey KT19 9SQ

Location

The shop/office is prominently situated in a small neighbourhood parade of shops serving West Ewell.

Type

A retail shop/office premises with rear storage area.

Area

Total Floor Area – 1,065 square feet (98.9 square metres).

Lease

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

Rent

£13,000 per annum exclusive.

Business Rates

Nil payable subject to Small Business Rate Relief eligibility.

Further Details/Viewing

Please contact 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.

59 Poole Road, West Ewell, Surrey KT19 9SQ

LOCATION: The property is prominently situated in a small neighbourhood parade of shops with free lay-by parking directly in front and near the junction of Poole Road with Gadesden Road in West Ewell.

DESCRIPTION: A retail shop/business premises with storage rooms and vehicular access.

The shop/business unit provides the following internal layout and areas:

Gross Frontage	-	18' 7" (5.66 metres)
Front Sales/Office	-	500 square feet (46.45 square metres)
Staff/Kitchen	-	115 square feet (10.7 square metres)
Rear Office	-	95 square feet (8.8 square metres)
Garage/Store	-	185 square feet (17.19 square metres)
Lean-To Store	-	170 square feet (15.8 square metres)
Total Area	-	1,065 square feet (98.9 square metres)

Features Include:

- Attractive uPVC framed and glazed display window frontage and double width entrance doors.
- Prominent fascia sign over display frontage.
- Modern laminate flooring to front sales/office area.
- Skirting trunking to front shop/office.
- Gas fired central heating system with radiators.
- Fitted kitchen/staff room.
- Three partitioned beauty rooms with hand basins.
- Roller shutter door access to rear garage/store room.

PLANNING: Planning Use Class Sui Generis (Beauty Salon).

BUSINESS RATES: Nil Business Rates payable at the present time subject to eligibility for Small Business Rates Relief.

LEASE: The premises are 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 Energy Performance Certificate has been commissioned and will be made available to all interested parties.

LEGAL COSTS: Each party to cover their own legal costs in this matter.

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

Seamus Mullaney: smullaney@wallakerscommercial.com

Carlie Sandys: csandys@wallakerscommercial.com

