



CLASS 'E' RETAIL SHOP IN BUSY SHOPPING PARADE TO LET



4 Arcade Parade, 6 Elm Road, Chessington, KT9 1AB

Type

A prominent shop premises (formally Boots the Pharmacy) located within a busy parade of shops fronting the A243 Hook Road. Local traders include Tesco, Sainsburys and Greggs.

Area

Net Internal Area – 625 square feet (58 square metres).

Business Rates

Nil Business Rates payable (Subject to Small Business Rates Relief).

Lease

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

Rent

£20,000 per annum exclusive.

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact Landlords 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.

4 Arcade Parade, 6 Elm Road, Chessington, Surrey, KT9 1AB

LOCATION: The shop enjoys the benefit of a high footfall location within the busy Hook Shopping Parade fronting the A243 Hook Road on the Hook/Chessington Border. Nearby traders within the Parade include Tesco, Sainsburys, and Greggs.

DESCRIPTION: A Class 'E' retail shop premises formerly Boots Pharmacy with prominent display window frontage and large fascia sign over.

The shop comprises the following areas/dimensions: (See Lease Plan attached)

Gross Frontage - 21' (6.4 metres)

Total Depth - 40' (12.19 metres)

Net Internal Area - 625 square feet (58 square metres)

Features include:

- * Prominent glazed display shop frontage and fascia signage.
- * Automatic Disabled opening and closing front door.
- * Vehicular access from rear Service Road.
- * Storage yard and shed to rear suitable for loading/unloading.
- * Washroom facility.
- * Free Car Parking Bays directly outside.

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

BUSINESS RATES: Nil Business Rates payable (Subject to eligibility for Small Business Rates Relief).

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

RENT: **£20,000** per annum exclusive.

ANNUAL SERVICE CHARGE: Details to be confirmed.

EPC: Energy Performance Asset Rating of B 45

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.

Seamus Mullaney: smullaney@wallakerscommercial.com
Carlie Sandys: csandys@wallakerscommercial.com

Lease Plan of 6 Elm Road, Chessington, Wimbledon, KT9 1AB. 10385

