

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



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

# <u>Type</u>

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.

## <u>Area</u>

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

# **Business Rates**

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

# <u>Lease</u>

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@wallakerscommerical.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 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

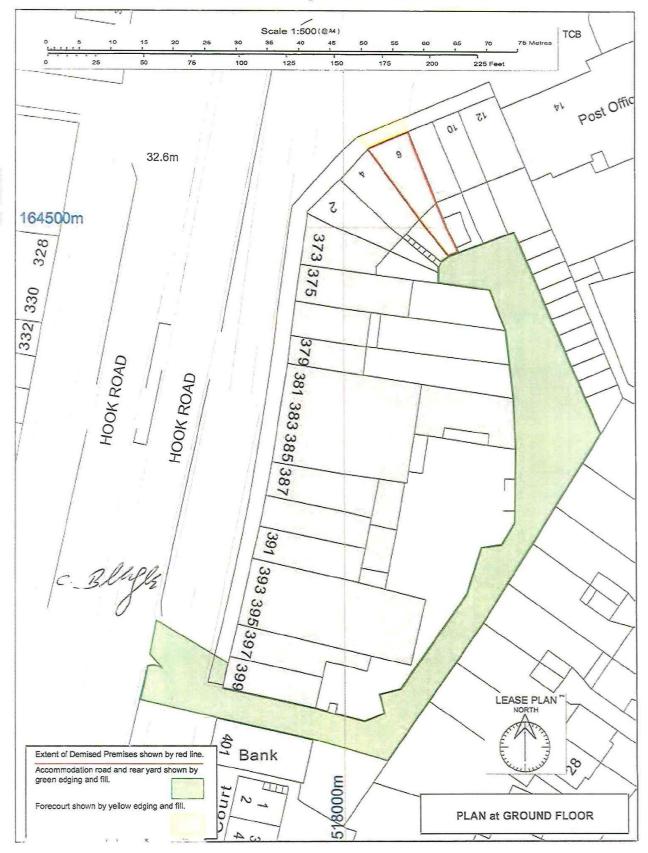
**LEGAL COSTS:** Each party to cover their own legal costs.

**FURTHER DETAILS/** 

**VIEWING:** By appointment only with Sole Agents, Wallakers Commercial on 020-8399-5381.

Seamus Mullaney: <u>smullaney@wallakerscommercial.com</u>
Carlie Sandys: <u>csandys@wallakerscommercial.com</u>

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



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