



Rent £24,000 Per annum

Size 650 Square feet

Ref #3311

Address

Address: 7 Stoneleigh Park Road,

Postcode: KT19 0QR

Town: Ewell

Area: Surrey

Location

Popular parade with a good range of mainly independent occupiers, benefitting from excellent traffic flow past the premises. There is ample parking in the slip road and also further parking just off Stoneleigh Park Road. The area is densely populated and the parade contains a good mix of traders.

Description

Visually Prominent Retail Unit to Let in Established Local Parade

Guide Rent: £24,000 per annum

A highly visible end-of-parade retail unit, well-positioned within a popular local area. The property is set to undergo partitioning works to create separate rear access, and while the final layout is yet to be confirmed, the total available space is expected to be approximately 650 sq ft. This will include a rear storage area and WC facilities.

The premises falls under the E Use Class, making it suitable for a wide range of potential occupiers.

EPC Rating: Awaiting assessment

Early viewings are strongly recommended.

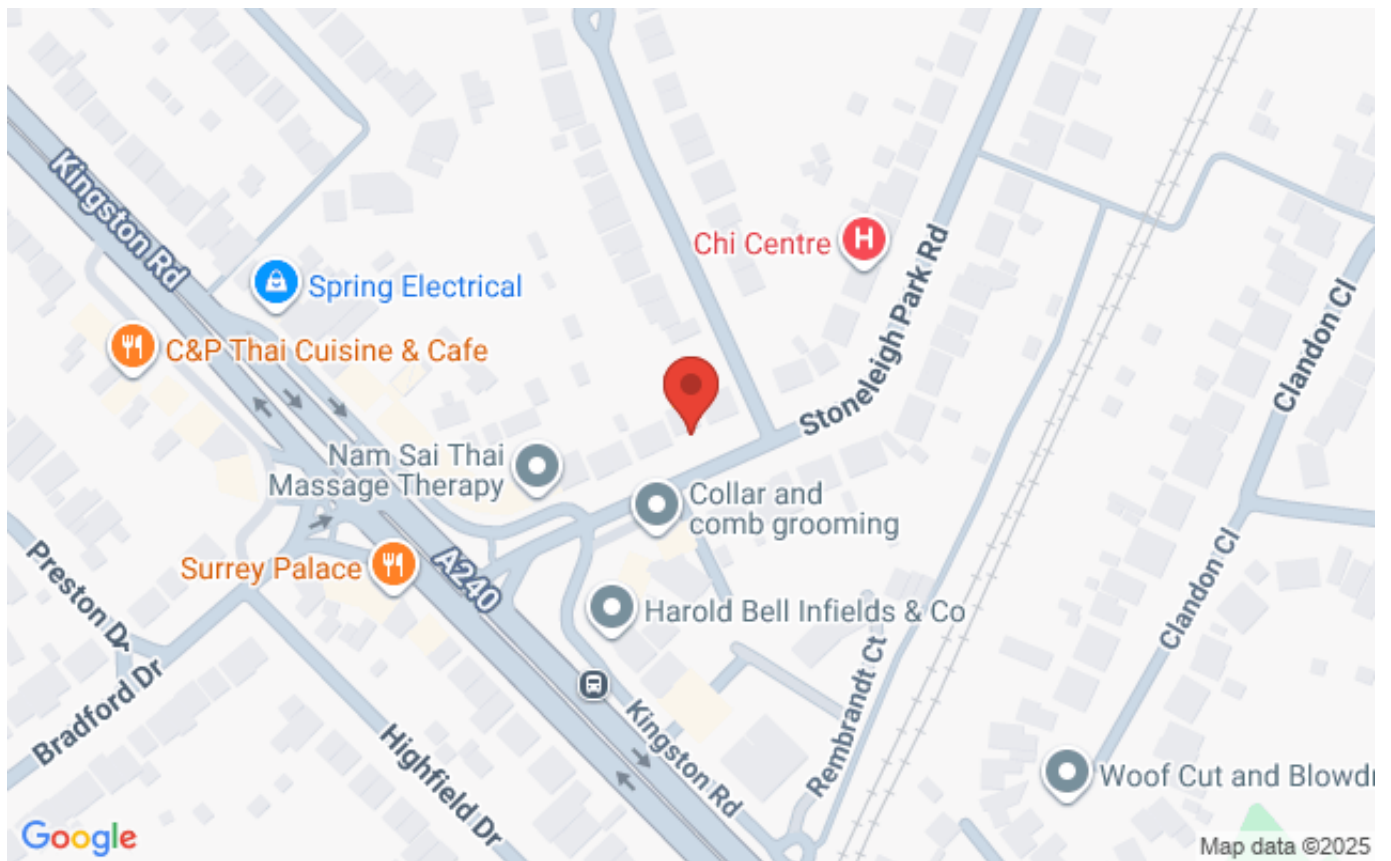
General Information

Tenure:	Leasehold
Rent:	£24,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £8,600 payable at the prevailing rate.
Lease details:	New FRI lease for a term to be agreed

Features

- ✓ 'E' Use class
- ✓ 24/7 access
- ✓ Early viewing recommended
- ✓ Local Parade
- ✓ Visually prominent

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



