

RETAIL SHOP PREMISES IN BUSY SHOPPING PARADE TO LET



397 Hook Road, Hook Shopping Parade, Chessington, Surrey

Type

A large shop premises located within a busy parade of shops fronting the A243 Hook Road. Local traders include, Tesco, Sainsburys and Greggs.

Rent

£16,500 per annum exclusive.

Lease

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

Area

Net Internal Area – 850 square feet (78.96 square metres)

Business Rates

Business Rates: £7,552 (2022/23)

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact 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.

397 Hook Road, Hook Shopping Parade, Chessington, Surrey. KT9 1EL

- 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 borders. Nearby traders within the parade include Tesco, Sainsburys, and Greggs.
- DESCRIPTION:** A large retail shop premises within a prominent timber and glazed frontage and overhanging roof canopy with large fascia sign.
- The shop comprises the following areas/dimensions:
- | | | |
|-------------------|---|------------------------|
| Net Frontage | - | 16' |
| Shop Depth | - | 48'9" |
| Net Internal Area | - | 850 square feet |
- Features include:
- * Rear loading bay access and car park area
 - * Modern suspended ceiling with fitted Category two lighting system
 - * Prominent shop frontage
 - * Kitchen/Staffroom and Washroom facilities
 - * Rear External Store/WC
- PLANNING:** The property falls under the new 'E' Planning Use Class which includes Retail, Restaurant, Office, Medical and Gymnasium uses.
- BUSINESS RATES:** £7,552 payable for the current year (2023/2024)
- LEASE:** The property is offered on a brand new full repairing and insuring Lease for a minimum term of three years and upwards.
- RENT:** £16,500 per annum exclusive
- ANNUAL SERVICE CHARGE:** Tenants to pay £220 per annum towards the maintenance and upkeep of the exterior building.
- EPC:** An EPC has been commissioned and will be made available to interested applicants.
- LEGAL COSTS:** Each party to cover their own legal costs.
- VIEWING:** By appointment only with Sole Agents, Wallakers Commercial on telephone 020-8399-5381.
- Seamus Mullaney: smullaney@wallakerscommercial.com
Carlie Sandys: 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.
