

HIGHLY VISIBLE RETAIL SHOP TO LET



Ground Floor Shop, 8 Ace Parade, Hook, Chessington, Surrey KT9 1DR

Type

Prominent Retail shop located in a busy parade of shops fronting the busy Ace of Spades roundabout junction with the A3 at Hook.

Rent

£22,000 per annum exclusive

Lease

A brand new Lease for a term of three years and upwards.

Legal Costs

Each party to cover their own legal costs

Business Rates

Nil rates payable for year ending March 31st 2024

Area

Net Internal Area – 725 square feet (67 square metres)

Planning

Planning Use Class 'E' to include Shops, Offices, Cafes, etc.

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.

LOCATION:	The shop occupies a prominent trading position in a busy parade of neighbourhood shops fronting the Ace of Spades roundabout junction of the A3 with Hook Road in Surbiton/Hook.
DESCRIPTION:	<p>A ground floor retail shop premises with free customer parking bays directly to front of property.</p> <p>The shop comprises the following areas and layout:</p> <p>Internal Width – 16' 9" narrowing to 13' at the rear</p> <p>Shop Depth – 50'</p> <p>Net Internal Area – 720 square feet (67 square metres)</p> <p>Features include:</p> <ul style="list-style-type: none">* Highly visible shop fascia sign* Retractable steel Security Shutters to shop front* Rear service road access for deliveries* Timber and glazed display window frontage* Potential for a variety of alternative uses subject to Planning Consent* Additional Garage/Store could be made available to interested parties
PLANNING:	The property has the benefit of Planning Use Class 'E' to include Shop, Office, Café, Medical Uses.
BUSINESS RATES:	Nil Business Rates payable for the year ending March 31 st 2024 subject to eligibility for Small Business Rates Relief.
LEASE:	The shop is offered on a brand new full repairing and insuring Lease for a term of years to be agreed.
RENT:	£22,000 per annum exclusive.
EPC:	An Energy Performance Certificate has been commissioned and will be made available to interested parties.
LEGAL COSTS:	Each party to cover their own legal costs.
FURTHER DETAILS/ VIEWING:	<p>Strictly by appointment with Wallakers Commercial on 020 8399 5381.</p> <p>Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com</p>