



## CLOSE BY TO RAYNES PARK TOWN CENTRE AND RAILWAY STATION TO LET



**3 Approach Road, Raynes Park, London SW20 8BA**

### **Type**

A ground floor shop/office premises suitable for a variety of uses.

### **Area**

Net Internal Area – 350 square feet (32.5 square metres) plus washroom facility.

### **Lease**

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

### **Rent**

£12,000 per annum exclusive.

### **Business Rates**

Nil rates payable for the current Rating Year.

### **Planning**

Planning Use Class 'E' permitting retail, office, café, medical and leisure uses.

### **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](mailto:smullaney@wallakerscommercial.com) or [csandys@wallakerscommercial.com](mailto: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.*

### 3 Approach Road, Raynes Park, London SW20 8BA

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**LOCATION:** The property forms part of a busy neighbourhood parade of shops serving the "Apostles" residential district of Raynes Park. The property fronts Approach Road near it's junction with Prince George's Avenue and is opposite Raynes Park BR Station being a short walk from the Town Centre.

**DESCRIPTION:** An attractive ground floor commercial shop/office premises comprising the following areas/dimensions:

Net Frontage - 16' 6" (5.03 metres)

Shop Depth - 25' (7.62 metres)

**Net Internal Area - 350 square feet (32.5 square metres)**

Features include:

- \* Modern aluminium framed and glazed display window frontage.
- \* Steel roller shutters to display window.
- \* Prominent shop fascia sign.
- \* Small washroom facility.
- \* To be redecorated.
- \* Customer Parking Bays available on the adjacent road.
- \* Directly opposite the Pedestrian Crossing on Approach Road

**PLANNING:** The premises has permitted Class 'E' Planning Use which includes Retail Shop, Office, Café, Medical and Leisure uses.

**BUSINESS RATES:** Nil Business Rates payable for the premises for the current year subject to eligibility for Small Business Rates Relief.

**LEASE:** The premises are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

**RENT:** **£12,000** per annum exclusive.

**EPC:** Energy Performance Asset Rating of C 52

**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.

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