

SHOP/OFFICE/CAFÉ PREMISES TO LET WITH LARGE FRONT FORECOURT AREA (Formerly a Tattoo Studio)



149 Cannon Hill Lane, Raynes Park, London, SW20 9BZ

Type

A Former Tattoo Studio situated in a popular parade of shops on Cannon Hill Lane off Martin Way and between Raynes Park and Morden.

Rent

£13,000 per annum exclusive.

Lease

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

Business Rates

Nil business rates payable for the current Rating year 2024/25.

Area

Total Area – 500 square feet (46.45 square metres) plus Rear Store of 95 square feet and front forecourt area 290 square feet.

Planning

Sui Generis (Tattoo Studio). Alternative uses within Class 'E' (including shops, offices, cafes etc.) will require planning consent for change of use.

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@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 property is situated in a busy neighbourhood parade of shops fronting Cannon Hill Lane off Martin Way (B286). Nearby Underground/Train Stations include Morden Underground and Raynes Park Train Station.

DESCRIPTION:

A former Tattoo Studio premises with an attractive display window frontage with large retractable canopy over, rear detached storeroom and large front forecourt.

The premises comprises the following areas/dimensions (see Floor Plan attached)

Net Frontage	-	16' (4.85 metres)
Shop Depth	-	24' 83" (7.57 metres)
Net Internal Area	-	500 square feet (46.45 square metres)
Plus Front Forecourt	-	290 square feet (part canopy covered)

Features include:

- * Attractive steel framed and glazed display shop frontage
- * Space for large fascia signage over
- * Retractable canvas canopy fitted to the fascia signage
- * Large front forecourt area directly in front of the shop
- * Newly installed uPVC double glazed windows to rear
- * Small kitchenette facility
- * Small rear courtyard area
- * Rear detached storeroom

PLANNING:

The property falls under the Planning Use Class Sui Generis (Tattoo Studio). Alternative uses within Class 'E' (including shops, offices, cafes etc.) will require planning consent for change of use.

BUSINESS RATES:

Nil business rates payable for the current Rating year 2024/25 subject to eligibility for Small Business Rates Relief.

LEASE:

The property is offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

RENT:

£13,000 per annum exclusive

EPC:

The property has an Energy Performance Asset Rating of 55C (see attached)

LEGAL COSTS:

Each party to cover their own legal costs.

VIEWING:

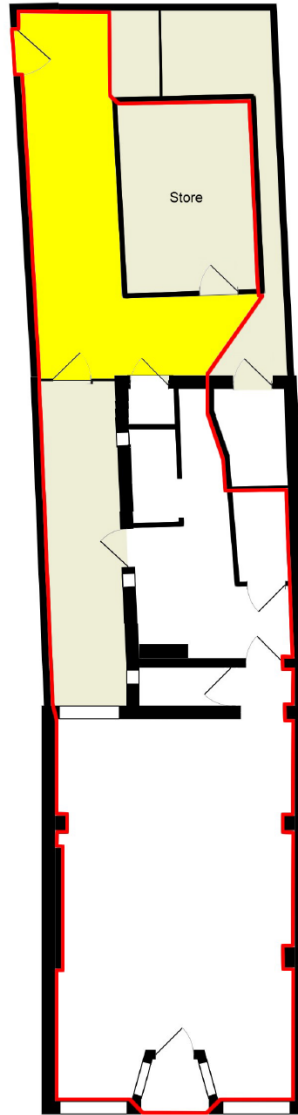
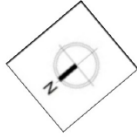
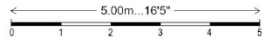
By appointment only with Sole Agents, Wallakers Commercial on 020-8399-5381.

Seamus Mullaney:

smullaney@wallakerscommercial.com

Carlie Sandys:

csandys@wallakerscommercial.com



GROUND FLOOR



Home Standards

Home Standards Ltd

Building Surveys, Lease Plans & EPCs

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Scale 1:150 Paper size: A4

Issue date: 18th June 2024

Issue number: 01 Page 1 of 1 HSC2912

Lease Plan:

149 Cannon Hill Lane, London, SW20 8BZ

Energy performance certificate (EPC)

149 Cannon Hill Lane
London
SW20 9BZ

Energy rating

C

Valid until:

17 June 2034

Certificate number:

0967-6294-8844-1146-5230

Property type

Retail/Financial and Professional Services

Total floor area

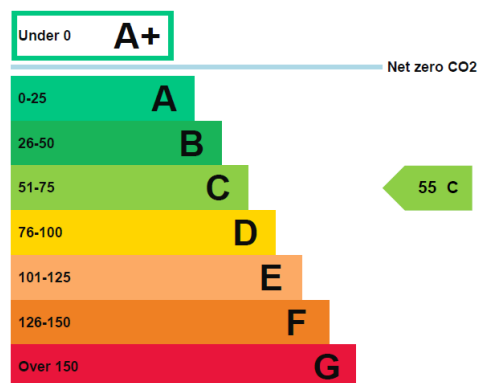
53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

0 A

If typical of the existing stock

51 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	18.55
Primary energy use (kWh/m ² per year)	191

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3372-6215-4327-6033-2092\)](/energy-certificate/3372-6215-4327-6033-2092).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kevin Keogh
Telephone	07734 841 524
Email	kevin.keogh@homestandards.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206218
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Home Standards Ltd
Employer address	70 Bramblewood Close, Carshalton, SM5 1PG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 May 2024
Date of certificate	18 June 2024