

To Let

A3 / A4 Premises

Suitable for Alternative Uses

(subject to planning)

£45,000 per annum exclusive

235.85 sq m (2,539 sq ft)

Ground Floor, 57-61 High Street, Ewell, Epsom,
Surrey KT17 1RX



Accommodation: The premises have a gross internal floor area of approximately 235.85 sq m (2,539 sq ft).

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

Description: The property comprises a mid-terraced two-storey property of brick construction beneath both pitched and flat roofs.

Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable.

The property described in these particulars is subject to availability and to formal contract.

Location: The property is located in a prominent position on the East side of the High Street close to the junction with Cheam Road. Ewell Village benefits from a variety of shops, restaurants and other businesses. Nearby occupiers include, amongst others, Costa Coffee, an NHS Pharmacy, Sainsbury's Local and The Cooperative.

Both Ewell West and Ewell East Stations are in close proximity, providing regular services to both London Waterloo and London Victoria. The A3 is approximately 5 minutes' drive away providing access to Central London and the M25 at Junction 10 (Cobham).

Amenities: The property has been refurbished throughout to include:

- New structural floors above lower ground cellar
- New walls and ceilings
- Safety flooring throughout
- Toughened glass to front and rear elevations
- Fully fitted bathrooms inclusive of disabled area
- Heating and cooling via a Toshiba air con
- Fully rewired to NICEIC regulations
- Fire and intruder system by ADT
- 12 internal cameras and 4 external with a 28 day recording backup
- Full surround sound system inclusive of a Cloud 8 zone volume mixer and Control 4 Amp

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Planning: The premises benefits from A3 and A4 planning consent.

Terms: The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

VAT: The property has not been elected for VAT.

Rental: The commencing rental is **£45,000 per annum exclusive**.

Rates: According to the VOA website, the property has a Rateable Value of £26,000. Therefore, Rates Payable in the current financial year for 2019-2020 are £13,104.

NB: Please note that the rates actually payable may be subject to transitional relief. For a more accurate assessment of rates payable for the current year, please contact the Local Authority.

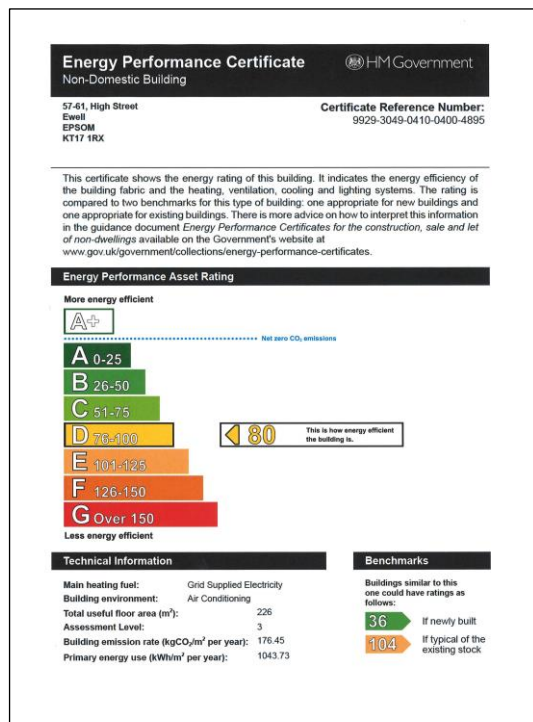
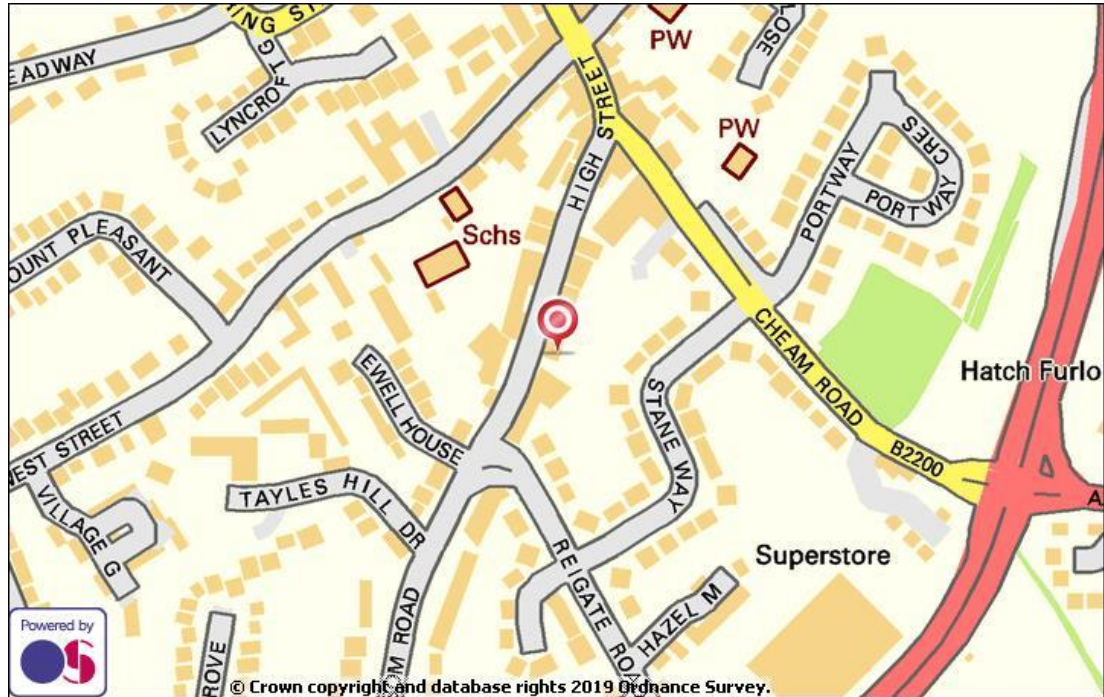
Legal Costs: Each party is to be responsible for their own costs in this transaction.

Viewing: Strictly by appointment through Sole Agents

Centro Commercial Limited
020 8401 1000

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Code of Practice: Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions or through the web site <http://www.leasingbusinesspremises.co.uk>.



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