

## RETAIL SHOP TO LET



**17 Ace Parade, Hook, Chessington, Surrey KT9 1DR**

**Type**

A1 Retail shop premises located within a busy neighbourhood parade of shops fronting the A3 Ace of Spades roundabout junction.

**Rent**

£18,000 per annum exclusive.

**Lease**

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

**Area**

Net Internal Area – 650 square feet (60 square metres)

**Business Rates**

Business Rates: Nil (2019/20)

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

<b>LOCATION:</b>	The property is prominently situated within a busy parade of neighbourhood shops which fronts the Ace of Spades roundabout junction of the A3 with Hook Road in Chessington. There is free on-street layby parking (up to one hour) directly outside the property.
<b>DESCRIPTION:</b>	<p>A retail shop premises comprised within a three storey inner terrace mixed residential and commercial building.</p> <p>The property provides the following internal areas and layout:</p> <p><b><u>Ground Floor – Shop:</u></b></p> <p>Internal Width – 16’4” (4.98m)</p> <p>Shop Depth – 40’ (12.19m)</p> <p><b>Net Internal Area 650 square feet (60 square metres)</b></p> <p>Rear small washroom facility</p> <p><b><u>Exterior:</u></b></p> <p>Shared access through the Rear Garden/Yard area directly behind the property to access the rear free Car Park and service road.</p> <p><b><u>Features Include:</u></b></p> <ul style="list-style-type: none"><li>* Highly visible shop fascia signage;</li><li>* Timber and glazed display window frontage;</li><li>* Free customer car parking front of the property;</li><li>* Potential for a variety of uses, subject to planning;</li></ul>
<b>PLANNING:</b>	The property has the benefit of A1 Retail and A2 (Financial and Professional Services) uses. Applicants interested in alternative planning uses should make initial enquiries to Kingston Planning Department on 020 8547 5332.
<b>BUSINESS RATES/COUNCIL TAX:</b>	Nil business rates payable for the current year.
<b>LEASE:</b>	The property is offered on a brand new full repairing and insuring Lease for a minimum term of three years.
<b>RENT:</b>	<b>£18,000</b> per annum exclusive
<b>EPC:</b>	Energy Performance Asset Rating of D 86.
<b>LEGAL COSTS:</b>	Each party to cover their own legal costs.
<b>FURTHER DETAILS/VIEWING:</b>	By appointment only with Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a> Carlie Shenton: <a href="mailto:cshenton@wallakerscommercial.com">cshenton@wallakerscommercial.com</a>