



**Rent** £24,000 Per annum

**Size** 670 Square feet

**Ref** #3311

## Address

**Address:** 7 Stoneleigh Park Road

**Postcode:** KT19 0QR

**Town:** Ewell

**Area:** Surrey

## Location

Popular parade with a good range of mainly independent occupiers, benefitting from excellent traffic flow past the premises. There is ample parking in the slip road and also further parking just off Stoneleigh Park Road. The area is densely populated and the parade contains a good mix of traders.

## Description

Visually Prominent Retail Unit to Let in Established Local Parade

Guide Rent: £24,000 per annum

A highly visible end-of-parade retail unit, well-positioned within a popular local area. The property is set to undergo partitioning works to create separate rear access, and while the final layout is yet to be confirmed, the total available space is expected to be approximately 670 sq ft (including rear storage with a W.C. of approximately 159 sq ft).

The premises falls under the E Use Class, making it suitable for a wide range of potential occupiers.

EPC Rating: Awaiting assessment

Early viewings are strongly recommended.

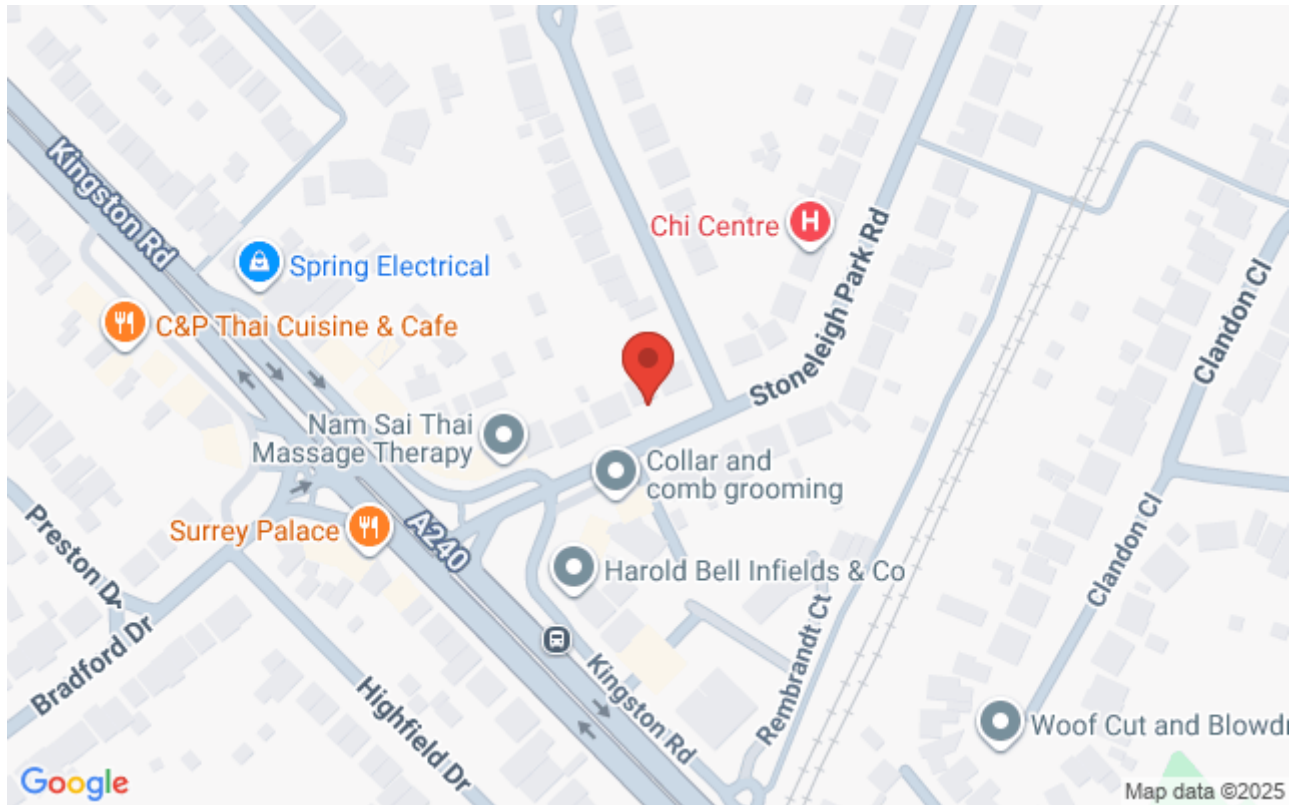
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£24,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £8,600 payable at the prevailing rate.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ 'E' Use class
- ✓ 24/7 access
- ✓ Early viewing recommended
- ✓ Local Parade
- ✓ Visually prominent

## Property Map



## Important notice

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## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.









