



## 393-395 Hook Road, Chessington

Large double shop lease available – providing close to 2900ft<sup>2</sup>  
available by way of lease assignment or under-lease  
020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



specialist advice on all property matters

# 393-395 Hook Road, Chessington, Surrey, KT9 1EL

## £31,000 per annum exclusive

**LOCATION:** - The property is situated within a prominent and popular shopping parade with other occupiers including Tesco Express, Ladbrokes and Pizza Hut. Elsewhere, there is a Sainsbury's convenience store in the vicinity and the subject property is set behind a useful slip road which provides parking to facilitate short term trade. Hook Road is a major thoroughfare between the A3 and the M25 and the property benefits from vast quantities of passing vehicular traffic ensuring high visibility.

**DESCRIPTION:** - The property comprises a large ground floor retail unit currently partitioned to create individual showroom and display areas but capable of being a large open plan sales footprint. The property has a modern fully glazed shop front, solid floors, rear access secured with security shuttering and rear loading. The property has a large frontage and internal WC facilities.

**ACCOMMODATION:**

Overall frontage	10.5m
Internal width	10.22m (33'16)
Built depth	27.3m (89' 6)
Sales area	206.83m <sup>2</sup> (2226ft <sup>2</sup> ) approx.
Storage	60.2m <sup>2</sup> (648ft <sup>2</sup> ) approx.

Internal WCs

Rear doors to shared loading yard with vehicular access.

**USE/PLANNING:** - We understand that the property currently falls within Class A1 (General Retail) of the current Use Classes Order and would suit a variety of retail operations.

**TENURE:** - The property is offered by way of an assignment of an existing lease, or an under-lease if preferred. The existing lease is for a term of 15 years from February 2017 and is subject to 5 yearly rent reviews and tenant's options to determine in February of 2022 and February of 2027 by way of 6 months prior notice in writing.

**RENT/PRICE:** - The current passing rent is £31,000 (thirty one thousand pounds) per annum exclusive.

**BUSINESS RATES:** - The property has a ratable value of £39,000. Interested parties should contact the local authority to confirm the rates PAYABLE.

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an Energy Performance Certificate rating of 70 within Band C.

**VAT:** - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8681 2000

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property matters

# 393-395 Hook Road, Chessington, Surrey, KT9 1EL



020 8681 2000

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
3) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
4) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property matters