



178 Kingston Road, Ewell, KT19 0SF

Good size prominent shop to let with short term parking outside

020 8681 2000

info@hnfproperty.com



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178 Kingston Road, Ewell, Surrey, KT19 0SF

£20,000 Per Annum Exclusive

LOCATION: - The property is situated fronting Kingston Road close to its junction with Stoneleigh Road in the Ewell area of Surrey. Kingston Road forms part of the main A240 and the property benefits from vast quantities of passing vehicular traffic and is therefore highly visible. The property forms part of an established parade set behind a slip road which provides a good deal of short term car parking which encourages quick-stop trade to the vicinity. In addition to the slip road parking immediately in front of the unit, there is further parking just off Stoneleigh Park Road ensuring the property is of potential interest to a wide variety of traders. The property shares the vicinity with a number of specialist trades and the surrounding area is an extremely densely populated residential catchment which the parade is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop fronted premises most recently occupied as a tattoo parlour but considered suitable for a variety of trades. The property has a timber shopfront, natural light from the front and rear. The property has high ceilings and provides flexible and interesting

accommodation. The unit has air conditioning (not tested).

ACCOMMODATION:

Gross frontage	7.17m
Internal width	6.17m narrowing to 5.93m at the very rear
Shop depth	8.99m
Sales area	54.96m ² (590ft ²) approx.
Outside WC	.

USE/PLANNING: - We understand the property falls within Class E (Retail and Other Uses) of the current Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT/PRICE: - An initial rent of £20,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £12,000. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 53 within Band C.

VAT: - We are advised that the property is not elected to VAT and therefore VAT will not be chargeable on rents and other outgoings.

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

020 8769 0161

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Date: 24th August 2021



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