



**1 Arcade Parade, 12 Elm Road, KT9 1AB**

Shop unit to let in busy parade

020 8681 2000

[info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 1 Arcade Parade, 12 Elm Road, Chessington, KT9 1AB

## £16,000 per annum

**LOCATION:** - The property is situated in a busy parade, with nearby multiple occupiers Tesco Express, Ladbrokes, Pizza Hut and Sainsburys in the near vicinity. The parade benefits from a high volume of passing vehicular traffic and pedestrian flow is assisted by the presence of a number of nearby multiple retailers. Customer car parking is available in bays in the service road in front of the parade and in a nearby public car park.

**DESCRIPTION:** - The property comprises a lock-up shop with full height display windows and a central entrance. At the rear there is a small yard with pedestrian gate access from a shared rear vehicular access way. The shop is largely open-plan and has been used as a hairdressing salon. There are separate male and female WCs and a small tea-making area.

### ACCOMMODATION:

Internal Width	4.76 m(6.21max)	15'7 (20'4 max)
Retail Depth	13.82 m	45'4
Front Retail Area	70.65 m <sup>2</sup>	760 ft <sup>2</sup>
Staff Room	7.2m <sup>2</sup>	78 ft <sup>2</sup>
Store room	5.23 m <sup>2</sup>	56 ft <sup>2</sup>
Male & female WCs		
Rear store bld	5.41 m <sup>2</sup>	58 ft <sup>2</sup>
Rear yard		

**USE/PLANNING:** - We understand the property currently falls within A1 (retail) use of the current Town and country (Use Classes) Order, and would therefore suit a variety of retail trades. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

**TENURE:** - Available to let on a standard full repairing and insuring lease, for a term to be agreed.

**RENT/PRICE:** - £16,000 per annum.

**BUSINESS RATES:** - The property has a ratable value of £14,000. 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 57 within Band C Rating.

**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.

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