



1 Arcade Parade, 12 Elm Road, KT9 1AB

Shop unit to let in busy parade

020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

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 ²	760 ft ²
Staff Room	7.2m ²	78 ft ²
Store room	5.23 m ²	56 ft ²
Male & female WCs		
Rear store blg	5.41 m ²	58 ft ²
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

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.

020 8681 2000

www.hnfproperty.com
info@hnfproperty.com



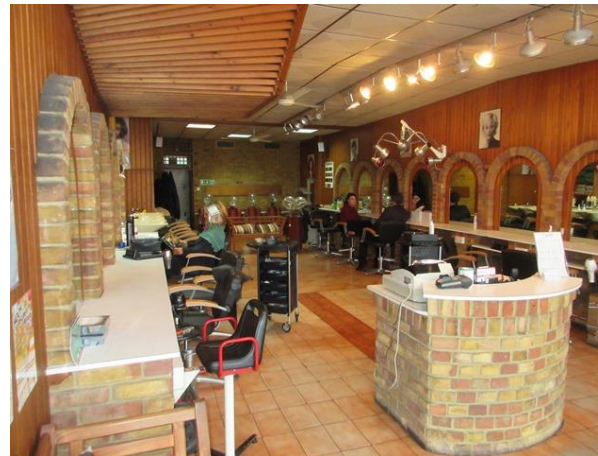
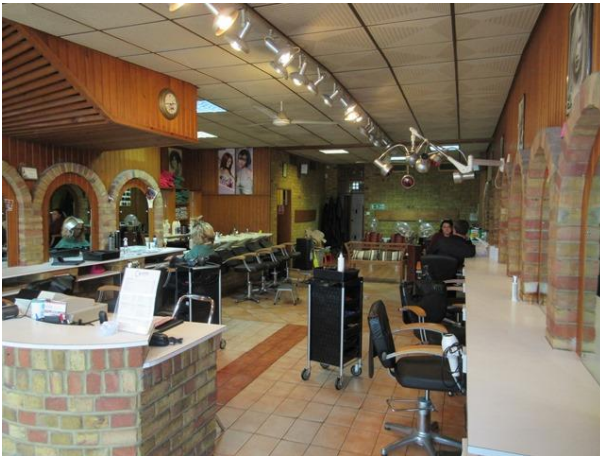
Viewings by prior arrangement - call our team for more information

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

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



020 8681 2000

www.hnfproperty.com
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:
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