

1 Stoneleigh Park Road, Ewell, Surrey KT19 0QR

Rent £17,500 Per Annum Exclusive

LOCATION: - The property is situated fronting Stoneleigh Park Road, close to its junction with the A240 Kingston Road and visible therefrom. The property shares the immediate locality with a number of specialist businesses and there is the benefit of short term free car parking directly outside the subject property and nearby, which encourages quick stop trade to the locality. The surrounding area is an extremely densely populated residential catchment which the unit is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop, most recently used as a beauty therapist and still partitioned internally to create treatment rooms, together with a front sales area. The property has air conditioning (not tested), a small rear yard/garden, internal WC facilities and further shower facilities in two areas. Should the property be reused in a similar trade, the unit is ready to occupy virtually immediately. The partitioned rooms however are created by stud partitioning, all of which can be removed together with remaining fittings. The property is therefore considered to be suitable for a variety of trades.

ACCOMMODATION:-

Gross frontage	7.5m
Internal width	6.48m widening to 7.75m after 4.96m
Max shop depth	8.76m
Overall sales area	62.05m ² (665ft ²) approx.
Rear shower/store	3.14m ² (33ft ²) approx.
Internal WC	
Small garden/yard	

NB. It should be noted that the sales area is currently partitioned to create a front reception/sales area, three beauty rooms plus staff facilities.

USE/PLANNING: - The property currently falls within Class E of the current Use Classes Order and would be considered suitable for a variety of uses. The property was most recently used as a beauty therapist.

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 £17,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £10,750. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING:- A new EPC has been commissioned but the previous rating was 59 within Band C. This rating will be updated upon receipt.

VAT: - We do not believe that VAT will be chargeable on rents but interested parties should confirm this with us prior to offer.

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

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com



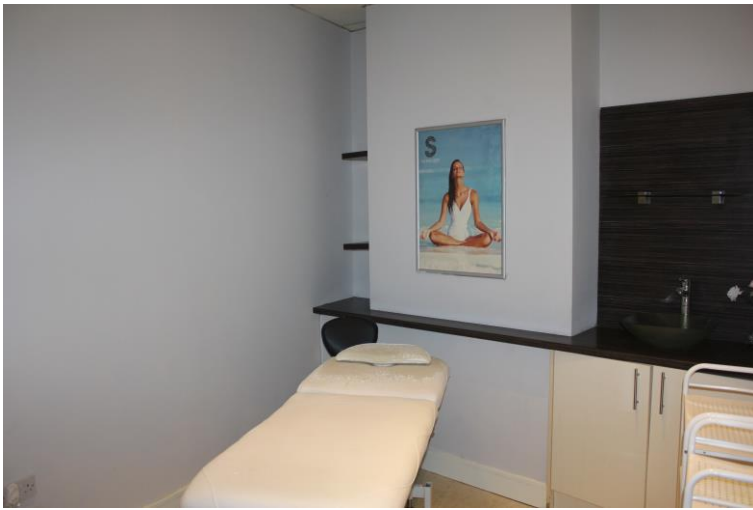
Viewings by prior arrangement - call our team for more information

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.

Date: 13th July 2021



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
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:
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.

Date: 13th July 2021



specialist advice on all property matters