

PRELIMINARY DETAILS



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EWELL, KT17 2PR

6/7 CASTLE PARADE

Double fronted shop and rear business unit.

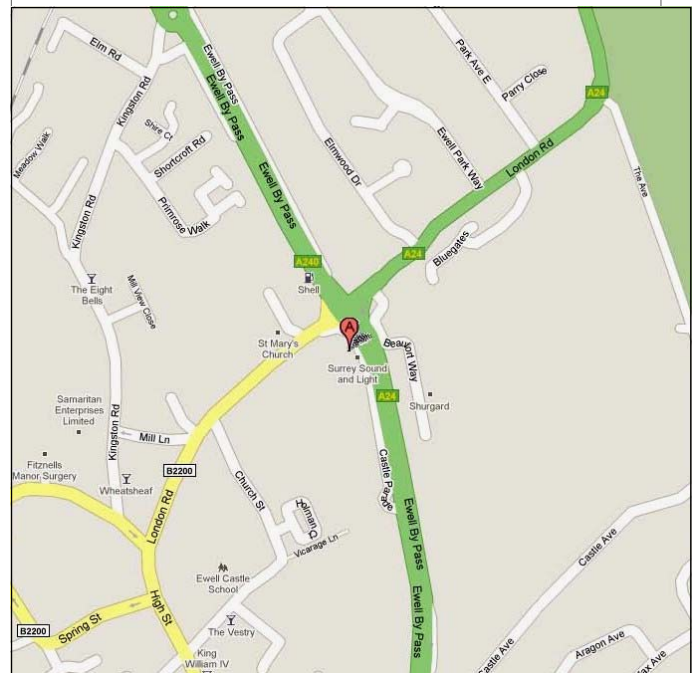
800 sq.ft (74.34 sq.m)

+ 900 sq.ft business unit to rear (available separately)

TO LET

Location:

- Castle Parade Ewell is a very prominent trading location situated just off the A240 (Ewell By Pass) and A24 Junction. The property is supported by a variety of local retailers and is adjacent to Perfect Pizza.



Jonathan Hillman

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Mary Ottey

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Full details can be found on our web site
Put your property on our web site - call us now!!

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Tel: 01372 730000

Accommodation:

The shop comprises a double fronted Class A1(retail planning permission) unit with staff facilities and rear vehicular access. There is an additional workshop/business unit to the rear which is totally self-contained and is available separately or together with the retail accommodation

Gross Frontage	35' 6"	10.82m
Internal Width (front)	35' 6"	10.82m
Internal Width (rear)	12.33"	3.76m
Shop Depth (average)	31.8'	9.69m

Sales Area 74.34 sq.m 800 sq.ft

REAR TWO STOREY BUSINESS UNIT 900 SQ.FT 83.64 SQ.M

Tenure:

A new full repairing and insuring lease for a term of 5 years and upwards, subject to periodic upward only rent review.

Rent: Shop £15,000 per annum exclusive + VAT.
Rear Business Unit £11,000 per annum exclusive + VAT.

Business Rates:

	Rateable Value	Rates Payable (2010/2011)
Retail Unit	£11,000	£4,554 (approx)
Rear Business Unit	£8,700	£3,601 (approx)

Planning:

Shop: Class A1 (Retail).

Business Unit: We anticipate this property has a warehouse and light industrial planning consent.

Interested parties are advised to make enquiries as to the suitability of their intended use to Epsom and Ewell Council Planning Department on 01372-732000.

Viewings: Can be arranged at short notice via with Mary Ottey/Jonathan Hillman of the sole agents.

EPC: An Energy Performance Certificate can be provided.

Note: Appointments should always be made before viewing the property which is offered subject to contract. All negotiations should be conducted through Bridger Bell Commercial Limited. Bridger Bell Commercial Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that:-

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
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