



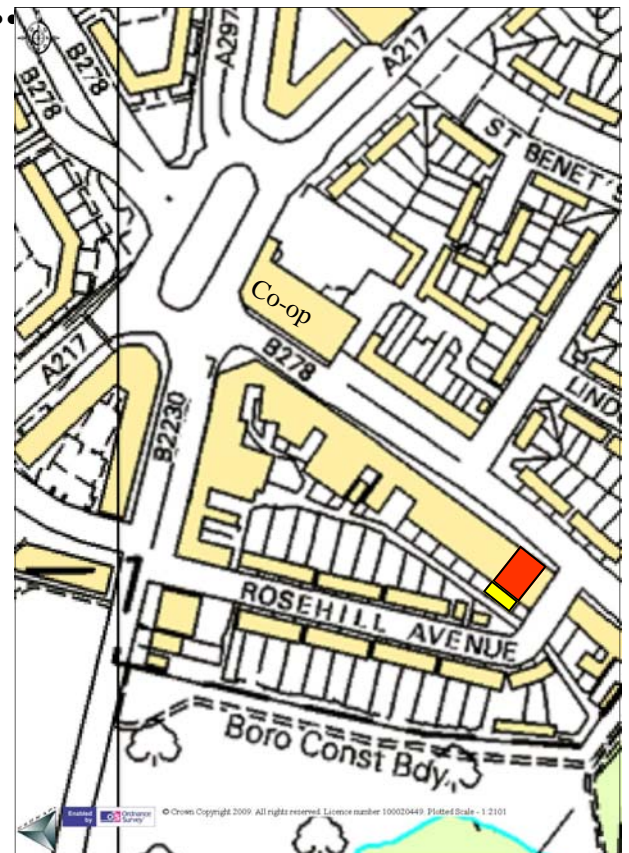
ROSE HILL, (SUTTON/MORDEN)
SURREY, SM5 1AG

10-11 THE MARKET
WRYTHE LANE

PROMINENT DOUBLE FRONTED
RETAIL UNIT WITH POTENTIAL FOR
SHOWROOM AT 1ST FLOOR+ REAR
YARD

2,450 SQ.FT(227.69 SQ.M) SALES
+ 1ST & 2ND FLOOR OF 2,933
SQ.FT (272.58 SQ.M).

TO LET



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

www.bridgerbell.com

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BUSINESS

LOCATION:

THE UNIT IS SITUATED IN A VERY PROMINENT TRADING LOCATION IN "THE MARKET" WRYTHE LANE AND IS SUPPORTED BY A VARIETY OF RETAILERS.



ACCOMMODATION:

ARRANGED ON GROUND, FIRST AND SECOND FLOORS, THE PREMISES HAVE THE FOLLOWING APPROXIMATE AREAS AND DIMENSIONS:-

| | | |
|--------------------------------------|-------------|-------------|
| GROSS FRONTAGE | 35.66' | (10.87M) |
| NET FRONTAGE | 32.80' | (10.00M) |
| INTERNAL WIDTH | 33.92' | (10.34M) |
| SHOP DEPTH (MAX) | 74' | (21.95M) |
| GROUND FLOOR SALES AREA (MAX) | 2,450 SQ.FT | 227.69 SQ.M |
| FIRST FLOOR SHOWROOM | 2,313 SQ.FT | 214.96 SQ.M |
| SECOND FLOOR ANCILLARY | 620 SQ.FT | 57.62 SQ.M |

AMENITIES:

- ELECTRICALLY OPERATED SHUTTERS TO SHOP FRONT.
- REAR LOADING AT GROUND AND FIRST FLOORS.

TENURE:

A NEW FULL REPAIRING AND INSURING LEASE FOR TERMS TO BE AGREED.

RENT:

£30,000 PER ANNUM EXCLUSIVE.

LEGAL COSTS:

EACH PARTY TO PAY THEIR OWN LEGAL COSTS INCURRED IN THE TRANSACTION.

RATEABLE VALUE:

£23,000

PLANNING:

CLASS A1 (RETAIL USE). INTERESTED PARTIES ARE ADVISED TO MAKE ENQUIRIES AS TO THE SUITABILITY OF THEIR INTENDED USE TO MERTON COUNCIL PLANNING DEPARTMENT ON 020 8545 3984.

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial Limited or the Vendor.
3. None of the statements contained in these particulars are to be relied on as statement of representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither do Bridger Bell Commercial Limited or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.

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