



West Ewell
59 Poole Road
KT19 9SQ

Lock-up shop/business
Premises with excellent
Storage and rear access

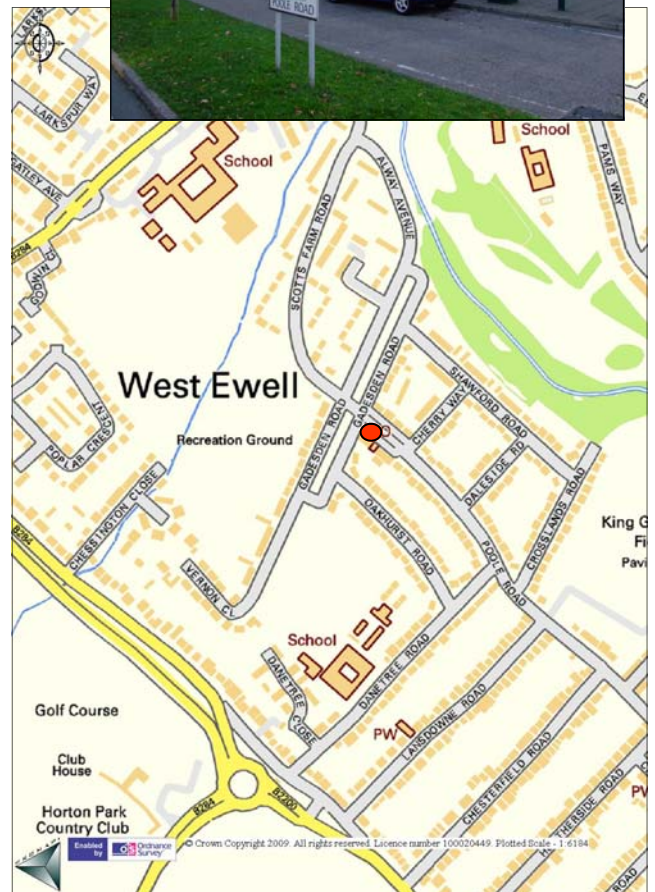
Front Office/Sales/Admin

600 Sq.ft (55.97 Sq.m)

Rear Storage

293 Sq.ft (27.23 Sq.m)

To Let/Freehold



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

www.bridgerbell.com

Jonathan Hillman

jjh@bridgerbell.com

Mary Ottey

mo@bridgerbell.com

Tel: 01372 730000

BUSINESS

Location

The property is prominently located in an established shopping parade at the Junction of Poole Road and Gadesden Road. It is supported by a number of retailers

Description:

Comprising a ground floor business premises that has recently been used as a headquarters for a heating and plumbing contractors. The front areas of the property provide first class office/admin/sales accommodation and the rear of the property offers excellent storage space. The premises benefit from rear loading and vehicular access. Ideal space for a contractor needing both admin and storage space.

Accommodation:

The premises have been measured to provide the following Dimensions and gross floor areas:

Gross Frontage:	5.70 m	18.7'
Front office:	29.31 sq.m	315 sq.ft
Middle office:	15.78 sq.m	170 sq.ft
Staff area:	10.71 sq.m	115 sq.ft
Ancillary:	9.97 sq.m	107 sq.ft
Warehouse:	<u>17.35 sq.m</u>	<u>186 sq.ft</u>
Total Area	83.12 sq m	893 sq ft

Tenure:

A new full repairing and insuring lease for terms to be agreed.

Rent: £10,000 per annum exclusive (plus VAT if applicable).

Price: £100,000 for the freehold interest with vacant possession.

Rates:

Ratable Value	£4,850
Rate in the £1	£ 0.407(2010/2011)
Rates Payable (2010/2011)	£ 1,973.95

Legal Costs:

Each party to pay their own legal costs.

Viewings:

Can be arranged at short notice via Mary Ottey or Jonathan Hillman on 01372 730000.

Energy Performance Certificate: An EPC can be provided on request.



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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