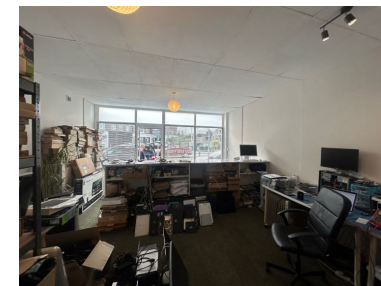
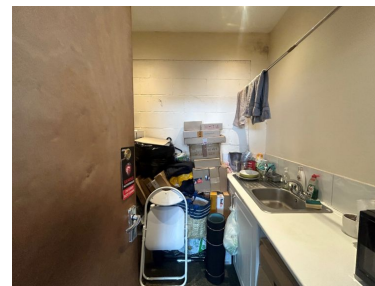
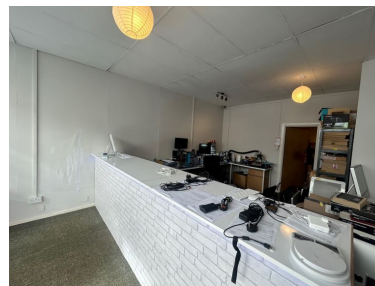


020 7117 2526



**Rent:** £16,500 Per annum    **Size:** 398 Square feet    **Ref:** #3193    **Status:** New on!

## Location

Located just off the Kingston Road, benefiting from excellent traffic flow past the premises. There is ample parking in the slip road in front of the property. The area is densely populated and the parade contains a good mix of traders.

## Description

Lock up shop to let on new lease- £16,500 p.a.

The main retail area measures approximately 333 sq ft, there is a small staff area and WC to the rear of approximately 65 sq ft.

On street parking is available on Stoneleigh Park Road.

The shop should benefit from full small business rates relief, subject to the usual criteria.

Suitable for a variety of different uses under the E use class- early viewings recommended.

## Address

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Address: 5 Stoneleigh Park Road Postcode: KT19 0QR Town: Ewell Area: Surrey

## General information

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Tenure:	Leasehold
Rent:	£16,500 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Lease details:	New FRI lease for a term to be agreed

## Features

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✓ 'E' Use class

✓ Low passing rent

✓ On street parking

## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.