



**Rent** £22,000 Per annum

**Size** 1,184 Square feet

**Ref** #3340

## Address

**Address:** 6 Craddocks Parade

**Postcode:** KT21 1PB

**Town:** Ashtead

**Area:** Surrey

## Location

Busy local parade. Nearby occupiers include Tesco's, Lloyds Pharmacy, and a number of independent retailers and restaurants. The train station is only 0.2 miles away which provides services into London Waterloo in approximately 43 minutes.

## Description

An excellent opportunity to lease a spacious ground floor retail unit located in the popular and well-established Craddocks Parade in Ashted. This thriving local parade enjoys a strong mix of independent retailers, cafes, and professional services, attracting regular footfall.

The unit measures approximately 1,184 sq ft in total and comprises a large main retail area, a rear office or storeroom, kitchen, and a WC.

The property falls under Use Class E, making it suitable for a wide variety of business uses- subject to any necessary consents.

On-street parking is available outside the unit for one hour.

EPC rating C.

Available February 2026.

Viewings are highly recommended- please do not disturb the current tenant and only arrange viewings through Franklin Commercial.

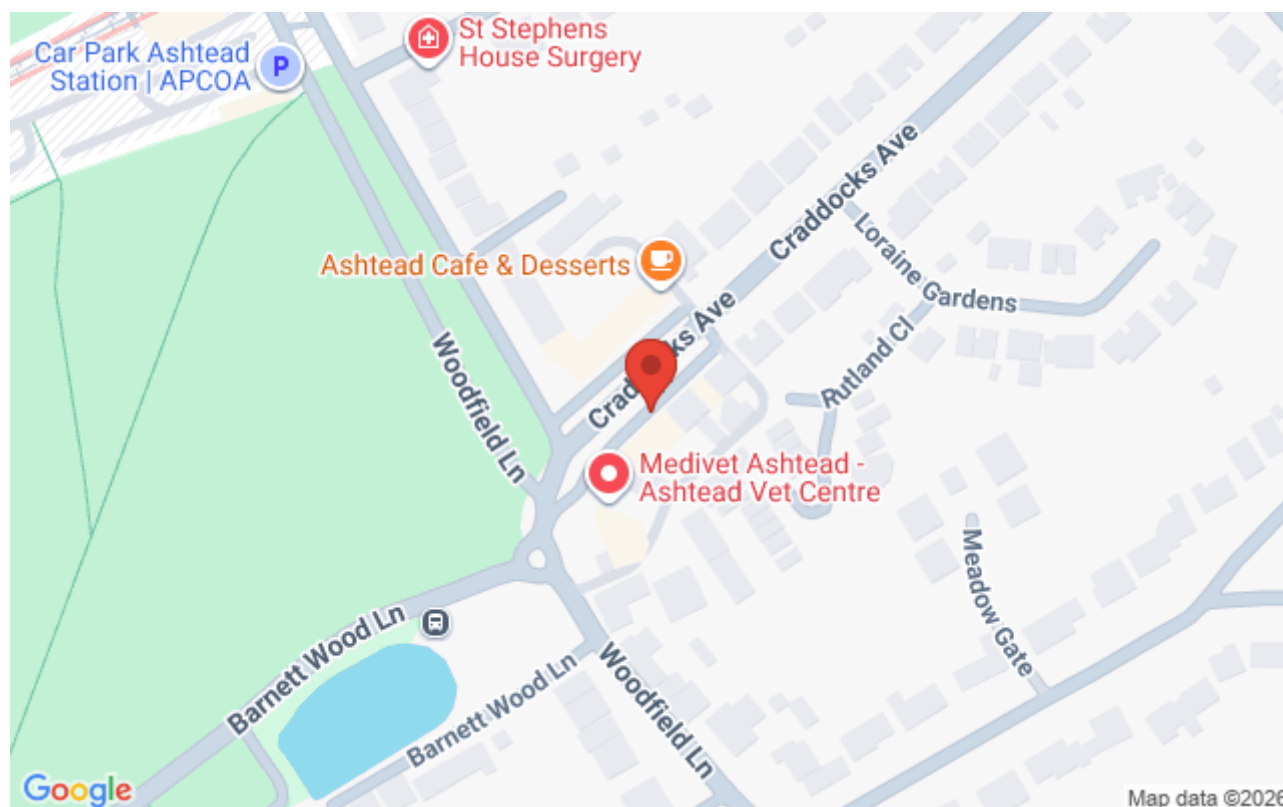
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£22,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £18,000 - payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Early viewing recommended
- ✓ Kitchen facility
- ✓ On street parking
- ✓ Well presented
- ✓ High footfall
- ✓ Local Parade

## Property Map



## 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.







