



**Rent** £22,000 Per annum

**Size** 860 Square feet

**Ref** #3366

#### Address

**Address:** 6a North Parade

**Postcode:** KT19 1QJ

**Town:** Chessington

**Area:** Surrey

#### Location

Busy local parade with easy parking and mainline Station close by. Multiples, nearby include Sainsbury's Local, Morrisons Daily, KFC and Paddy Power.

## Description

New lease available- Guide commencing rent £22,000 p.a.

Lock up shop in very popular parade with a combination of established independent and national covenants, providing a good mix of supermarkets, shops, salons and cafe's. Chessington North Station is a few moments walk away.

The unit is vacant and immediately available, providing a floor area of approximately 860 sq ft (including rear kitchen/lobby & toilet).

Various different uses could be accommodated in the unit under the E use class.

Please call us on 020 7117 2526 to arrange a viewing.

EPC commissioned.

## General Information

**Tenure:** Leasehold

**Rent:** £22,000 Per annum

**Legal fees:** Not specified

**Lease details:** New lease for a term to be agreed.

## Features

- ✓ 'E' Use class
- ✓ Available immediately
- ✓ Close to railway station
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ On street parking
- ✓ New lease available

## 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.



