

D1 UNIT TO LET
+ OTHER USES
Rent In Region of £25,000 pa



37A High Street
Carshalton
SM5 3BB





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LOCATION:

The property is set back from within a busy mixed use high street parade of shops servicing a large residential catchment area. There are many local shops and traders nearby as well as larger multiples including Co-op supermarket, Sainsbury's Local and Costa Coffee. Further trade may be gained from the large number of vehicular traffic and pedestrian footfall going to and from nearby Carshalton railway station.

DESCRIPTION (APPROX):

First Floor: Partitioned as rooms, separate wc's.

Net internal area approx 58 sq.m (626 sq.ft)

Ground Floor: Partitioned as rooms, reception area, kitchen.

Net internal area approx 52 sq.m (558 sq.ft)

Ground floor offices: Offices, store rooms and kitchen.

Net internal area approx 74 sq.m (795 sq.ft)

Outside: Parking area

TOTAL APPROX NIA 2,5000 Sqft

USE:

The property is currently trading as Beautician parlour and offices. Current D1 USE. Other USE is possible. Rely on your own search.

TENURE:

The property is to be let on a maximum 3 Year License outside the L&T Act with a rent in region of **£25,000** pax.

LEGAL COSTS:

Both parties' legal costs are to be borne by the ingoing tenant.

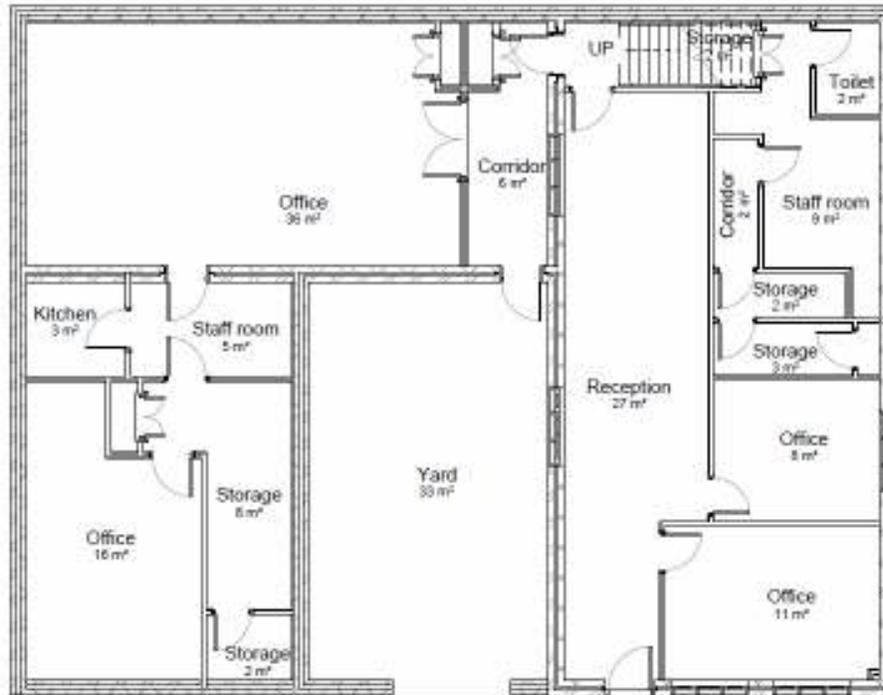
RATEABLE VALUE:

Current Rateable Value is £9,900 & £3500. The property may be eligible for small business relief, which can affect the amount of rates that you pay, although we suggest prospective tenants make their own enquires.

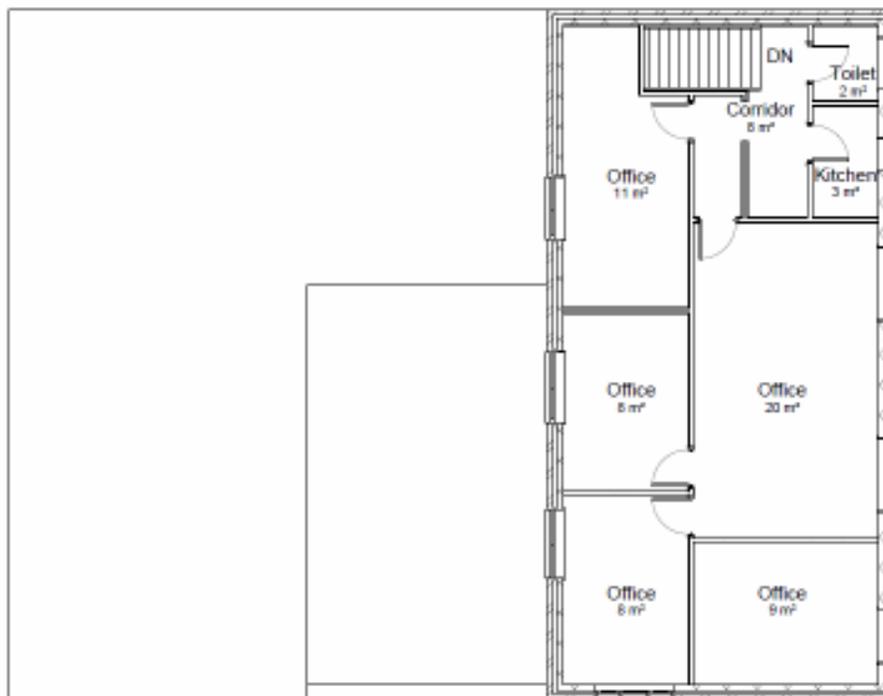
EPC: "TBC"



FLOOR PLANS:

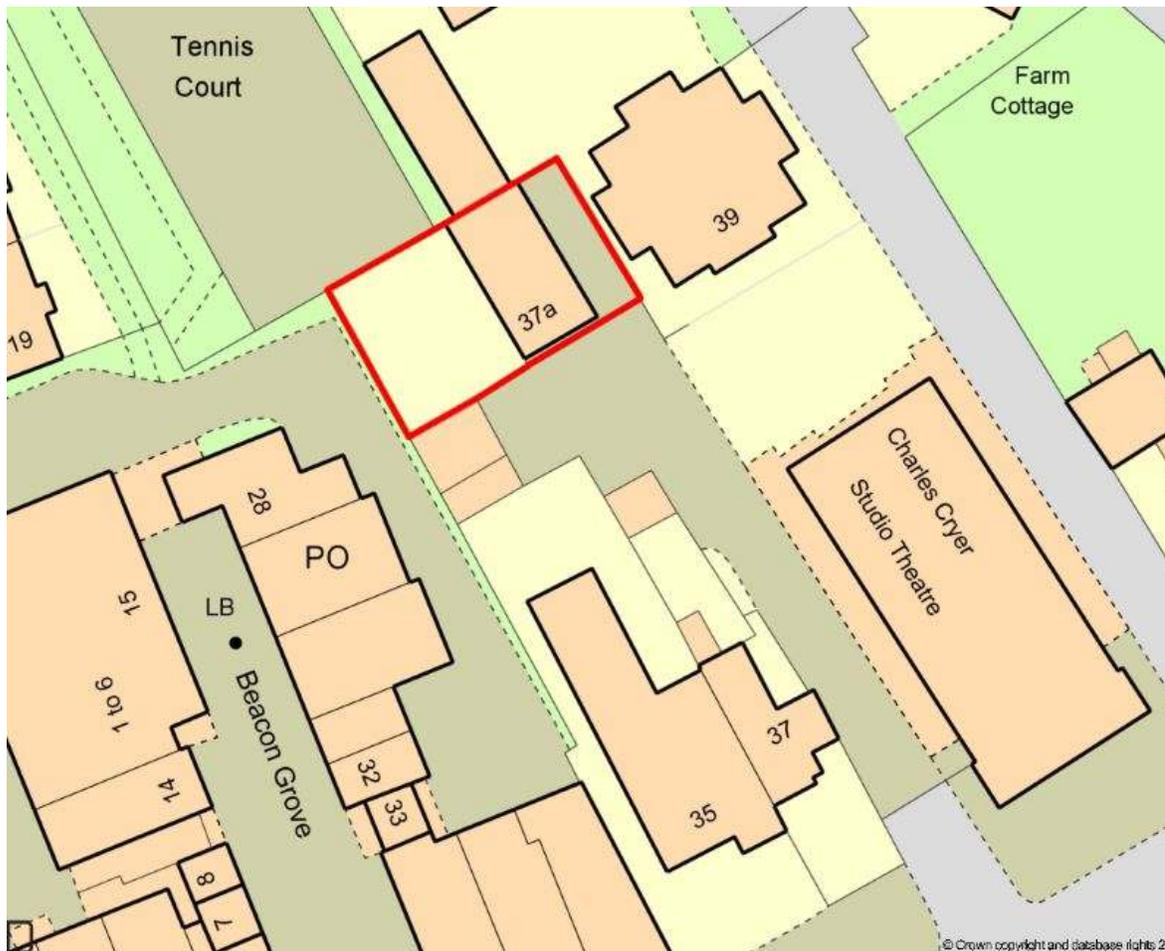


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

LOCATION :



Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

