

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



**37A High Street**  
**Carshalton**  
**SM5 3BB**



**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 2/3 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.

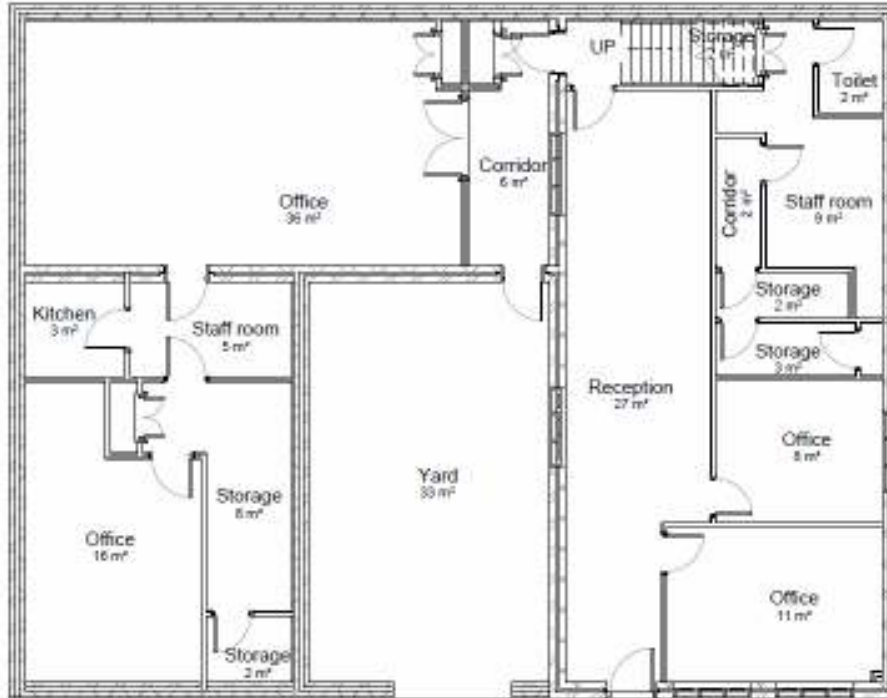
**RATEABLE VALUE:**

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.

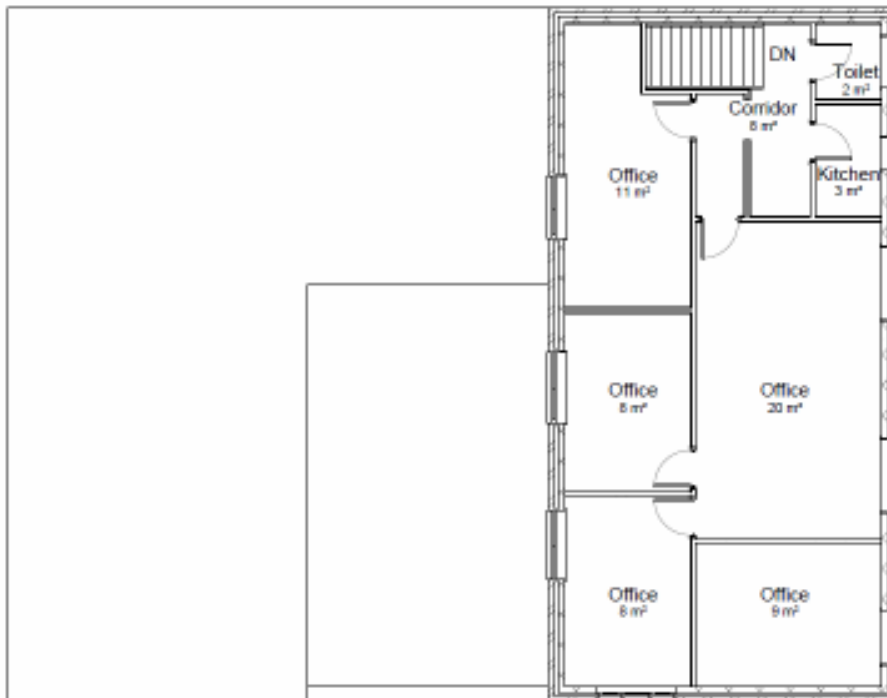
**EPC:** "TBC"



**FLOOR PLANS:**



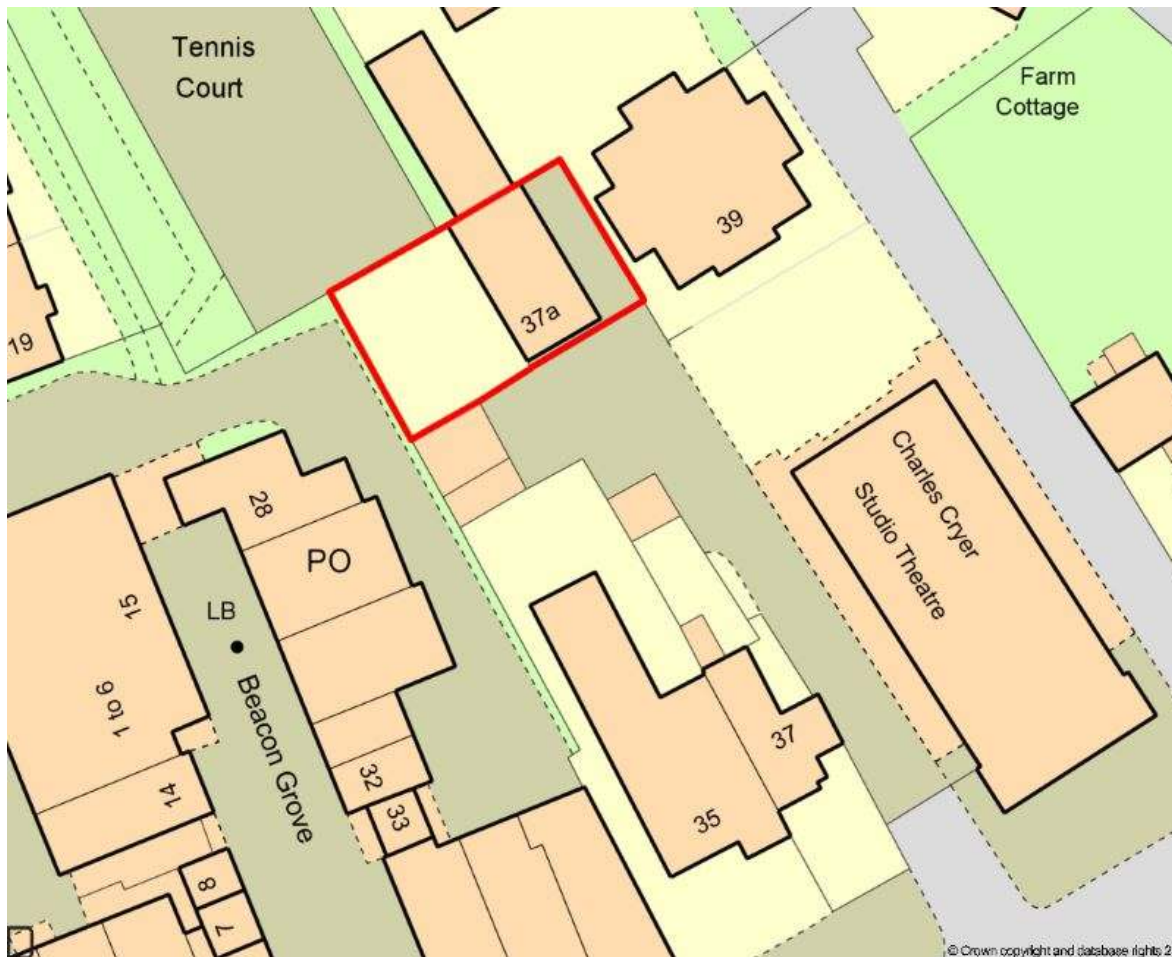
EXISTING GROUND FLOOR PLAN



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*

