



370 Middleton Road, Carshalton, Surrey, SM5 1HA



Area

1878 sq ft



Parking

Possibility of yard parking to rear



Location

Busy local parade surrounded by homes



Rent

£25,000 per annum exclusive

LOCATION

The property is situated in the centre of this very busy local shopping parade benefitting from good footfall.

There is on street parking to the front on a first come basis and the unit is immediately adjacent to a Subway.

DESCRIPTION

Deceptively spacious from the outside, the main retail area is approximately 1,100 sq ft. There are two small separate areas that appear to have been previously used as offices as well as a storage area behind which is approximately 465 sq ft.

To the rear of the property is a large yard which is currently overgrown but would be suitable for parking.

The unit does require full refurbishment.

TERMS

Available by way of a brand new Full Repairing & Insuring lease on terms to be agreed.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

ADMINISTRATIVE COSTS

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

RATES

According to the Valuation Office the Rateable Value is £15,500.

Interested parties are encouraged to make their own enquiries with Sutton Council.

EPC

B 32

For further information please contact:

hello@obre.co.uk



O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: Proxima, 1 Grenfell Road, SL6 1HN | Tel 01628 334154

Email hello@obre.co.uk | www.obre.co.uk

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