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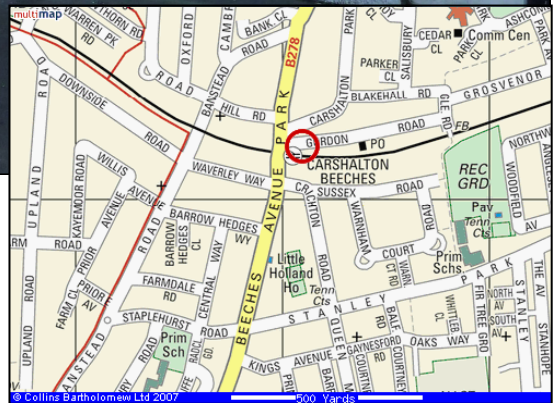
31 Station Road West,
Oxted, Surrey, RH8 9EE

Southbridge House, Southbridge Place,
Croydon, Surrey, CR0 4HA

**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

RETAIL UNIT TO LET



5/5a & 7 Gordon Road,
Carshalton, Surrey,
SM5 3RF

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CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

www.gpcommercial.co.uk

5/5a & 7 Gordon Road, Carshalton, Surrey, SM5 3RF

Location

The property is situated in Gordon Road which connects with Beeches Avenue/Park Hill (B278), approximately half a mile from both Carshalton and Wallington town centres.

Carshalton Beeches Station provides regular train services to Sutton and Croydon. Bus services are within 2 minutes walk.

Description/Accommodation

The property, currently fitted out as a Ladies Hairdressing Salon, includes a kitchen and wc, it would also be suitable for a variety of other retail uses.

The approximate net internal floor areas are as follows:

Retail Area	39.09 sq m	421 sq ft
Kitchen Area	3.78 sq m	41 sq ft

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £9,000 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs.

Business Rates

According to the Government website the Rateable Value is £3,850 and the UBR for 2011/12 is 42.6p in the £.

Energy Performance Certificate

Available for inspection.

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment with Agents
Gildersleve & Payne
Nick Payne MRCIS
Or Jane Pearce BA Hons
Tel: 01883 723888
Email info@gpcommercial.co.uk

