

USE CLASS E

TO LET

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G&P PROPERTY
COMMERCIAL FOCUS



9-10 The Parade

Beynon Road, Carshalton, Surrey, SM5 3RL



**PROMINENT USE CLASS E UNIT
(PREVIOUS RESTAURANT
WITH A5 TAKEAWAY)**

107.49 SQ M (1,157 SQ FT)

TO LET

- Prominent location
- Basement
- Dumbwaiter Lift
- Extractor Flue
- Rear loading and car parking

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

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Location

Then premises are prominently located as part of a Parade on the busy crossroad junction with Beynon Road, Carshalton Park Road and Pound Street opposite the St Philomena's High School for girls.

Description/Accommodation

The unit comprises a mid-terrace property of traditional brick construction, forming part of a parade of similar premises. The subject premises comprise the ground floor and basement.

Amenities include:

- * Dumbwaiter lift
- * Extractor flue
- * Rear loading and car parking
- * Ladies and gents WC facilities

Internal Area

Net internal areas as follows:

Internal frontage	7.75 m	25'6"
Max		
Internal Depth	8.65 m	28'3"
Ground Floor		
Restaurant/Takeaway		
	53.83 sq m	579 sq ft
Basement		
Food Preparation/Storage/Staff Area/WCs		
	53.67 sq m	578 sq ft
Total	107.50 sq m	1,157 sq ft

Terms

The premises is available on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

The commencing rent is £24,000 per annum exclusive

Planning

The premises benefited from a previous A5 Planning Consent for Hot Food and Drink as a Takeaway, any interested Party will need to make their own enquiries as to the current position with this planning consent under the new Planning Regulations.

VAT

The premises has not been elected for VAT

Business Rates

According to the Valuation Office Website the property has a Rateable Value of £6,300. The UBR for 2023/2024 is 49.9p and the £.

NB: Small Business Relief may apply for more information contact the Local Authority.

Legal costs

Each Party is to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is C (72) Full information is available upon request.



Property Misdescriptions Act

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