

1-3 STATION APPROACH, GORDON ROAD, CARSHALTON  
BEECHES SM5 3RF



SHOP UNIT TO LET

£21,500  
Per annum exclusive



- Versatile triple fronted premises
- Located next to Carshalton Beeches Station
- 724 sq ft (67.22m<sup>2</sup>)

**Reigate**

1 bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

**Dorking**

253 - 255 high street dorking surrey RH4 1RP  
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T 01737 229200

## LOCATION

The premises are situated in an attractive parade adjacent to Carshalton Beeches Station, with easy access to both the A217 and A23.

## DESCRIPTION

The premises comprise a terrace of three inter-linked shop units with glazed frontages, accessed through a single door to the middle unit. The unit may suit a number of different uses for retail, office or medical services.

The property has a rear store room with tea point and WC plus fire exits to the rear.

Approx. dimensions as follows: -

Frontage	44'9" (13.65m)
Internal Width	43'11" (13.4m)
Shop Depth	16'6" (5.05m)
Retail Approx.	683 sq ft (63.44m <sup>2</sup> )
Storage Approx.	41 sq ft (3.78m <sup>2</sup> )

**TOTAL INTERNAL AREA APPROX. 724 SQ FT**  
**(67.22M<sup>2</sup>)**

## RENT

£21,500 per annum subject to contract.

## USE

Would suit office use or medical profession under existing E Use Class. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer. Please note that the Landlord does not wish to let the property for the following uses: convenience store/off-licence, men's barber, Oriental food takeaway, pizza takeaway or nail salon due to conflict with his neighbouring Tenants.

## LEASE TERMS

The premises are available from July on a new lease offered direct by the Landlord for a term and rent

review pattern to be agreed on an effective Fully Repairing and Insuring basis with the Tenant responsible for internal repairs, the shopfront, services, windows and doors and the Landlord maintaining the structure and other external parts of which an appropriate proportion of these costs will be recovered from the commercial Tenant.

## BUSINESS RATES

The VOA website lists the property as having a rateable value of £18,000.

## VAT

We have been advised that the premises are not elected for VAT. Interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## LEGAL COSTS

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

## EPC

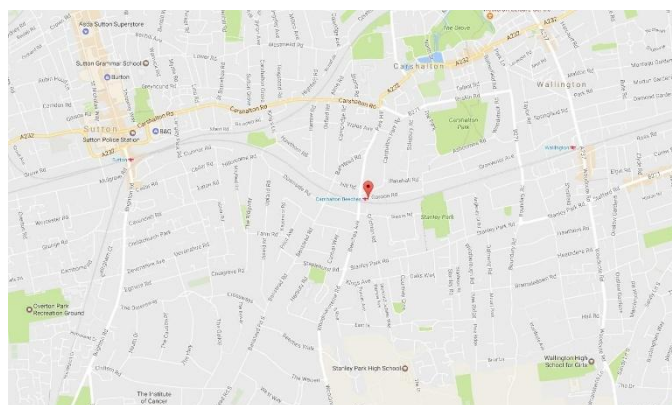
The premises has a rating of C (58).

## VIEWING

Strictly by prior appointment only through sole agents:

**ROBINSONS**  
**01737 229200**

[www.robinsonsmb.com](http://www.robinsonsmb.com)



**T 01737 229200**

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