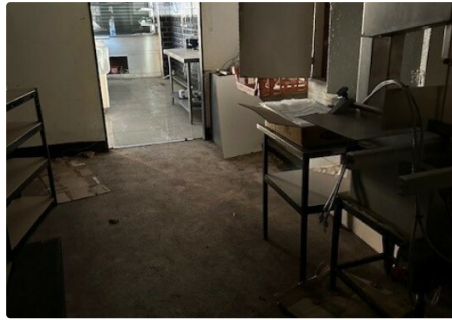




LETTINGS £27,500 per annum exclusive

35 The Market, Wrythe Lane, Carshalton, Surrey, SM5 1AG



New to the Market. Retail shop in busy shopping parade.

Retail unit in the busy Rosehill shopping area.

Location

Rosehill is a suburb of Sutton in south-west London. It lends its name to the Rose Hill roundabout, which connects the A217, A297 and B278. The parade boast to a number of high street names including Costa coffee, KFC and Lidl. It is also home to many independent traders making an eclectic home for any business.

Further Details

Tenure	Leasehold
Planning	E: Commercial, business and service uses
Rateable value	£12,500
Approx. Rates payable	approx. £6,250
Service charge	n/a
Legal costs	Each party to pay their own costs.
Insurance	Landlord to insure and tenant to reimburse
VAT	Where applicable

Property Features

- Large retail showroom with staff facilities.

Accommodation

Minimum Size (Gross Internal) 1242.8 sq ft / 115.5 sq m

Maximum Size (Gross Internal) 1242.8 sq ft / 115.5 sq m

Terms

To be agreed

Note:

Appointments should always be made before viewing the property which is offered subject to contract. All negotiations should be conducted through Bridger Bell Commercial LLP. Bridger Bell Commercial LLP for themselves and for the vendor/lessor of this property whose agents they are give notice that:-

- These particulars do not constitute, nor constitute any part of, an offer or a contract.
- All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial LLP or the Vendor.
- None of the statements contained in these particulars are to be relied on as statement of representation of fact.
- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- The vendor does not make or give, and neither do Bridger Bell Commercial LLP or any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

- All charges and rents are liable to VAT at the prevailing rate.

ANTI MONEY LAUNDERING:- Bridger Bell LLP are required by law to carry out satisfactory due diligence and checks with respect to any prospective tenant or purchaser prior to heads of terms being submitted to Solicitors.

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