

**4 STATION APPROACH, GORDON ROAD, CARSHALTON  
BEECHES SM5 3RF**



**SHOP UNIT TO LET**

**£9,000**  
**Per annum exclusive**



- Versatile lock up shop unit with 'E' use class
- Located next to Carshalton Beeches Station
- 187 sq ft (17.37m<sup>2</sup>)

**Reigate**

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

**Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

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

Freshly decorated unit with carpet and full depth glazed timber shop front. Suspended ceiling with spotlights and heating by way of two electric storage heaters.

Rear store with tea point and WC with space for fridge plus fire exit to the rear.

Approx. dimensions as follows: -

Internal Width	13'4" (3.96m)
Shop Depth	14' (4.27m)

**TOTAL INTERNAL AREA APPROX. 187 SQ FT**  
**(17.37M<sup>2</sup>)**

## RENT

£9,000 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 £5,900.

## 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

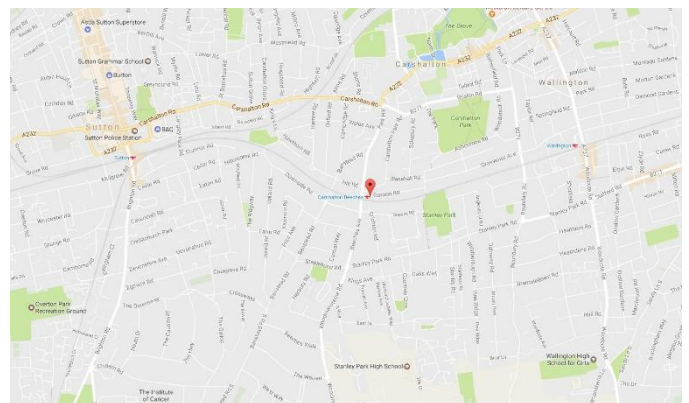
The premises has a rating of D (96).

## VIEWING

Strictly by prior appointment only through sole agents:

**ROBINSONS**  
**01737 229200**

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



**T 01737 229200**

### ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

#### Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

