

COMMERCIAL PROPERTY

SHOP TO LET

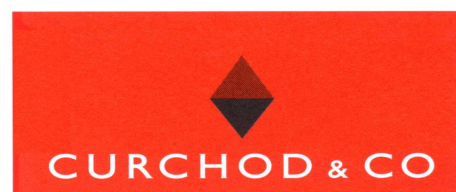
471 sq ft (43.74 m²)




**294 WOODHAM LANE, NEW HAW,
SURREY, KT15 3NT**

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Location:	Description:												
<p>The property is situated in a prominent position fronting Woodham Lane (B385) within a terrace of similar properties. The property is within a parade of a dozen retail units close to The Broadway where the principal shopping for New Haw is located. The area is predominantly occupied by local traders who serve the densely populated surrounding residential area although the adjoining unit is occupied by Lloyds Pharmacy.</p> <p>The property is within a mile of West Byfleet mainline station giving access to London Waterloo. Junction 11 of the M25 at Chertsey is approximately 3.5 miles distance giving easy access to the national motorway networks, Heathrow and Gatwick airports.</p>	<p>The property is arranged as a ground floor lock up shop with a Kitchen and WC to the rear. In the back garden is a brick built shed currently used for storage. The property benefits from vehicular rear access with the access gained via an entranceway in the middle of the parade.</p> <p>Terms:</p> <p>The premises is available by way of assignment of a 25 year lease granted in September 1988 with five years remaining due to expire in September 2013.</p> <p>Rent:</p> <p>£6,500 per annum exclusive.</p>												
Rates:	Legal Costs / VAT:												
<p>Rateable Value: £4,450 Rates Payable: £2,055.9 per annum</p> <p>UBR: 46.2p in the £ (2008/2009)</p>	<p>The ingoing tenant to be responsible for all legal costs incurred in this transaction.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>												
Accommodation:	Viewing & Further Information:												
<p>The accommodation has been measured on the basis of net internal areas and the approximate dimensions are as follows:-</p> <table border="0"> <tr> <td>Retail Area:</td> <td>348 sq ft</td> <td>32.31m²</td> </tr> <tr> <td>Kitchen:</td> <td>123 sq ft</td> <td>11.43m²</td> </tr> <tr> <td>Total:</td> <td>471 sq ft</td> <td>43.74m²</td> </tr> <tr> <td>Shed/store:</td> <td>198 sq ft</td> <td>18.42m²</td> </tr> </table>	Retail Area:	348 sq ft	32.31m ²	Kitchen:	123 sq ft	11.43m ²	Total:	471 sq ft	43.74m²	Shed/store:	198 sq ft	18.42m ²	<p>Strictly by prior appointment through sole agents Curchod & Co. Contact Ian Oswin or Dave Gawne.</p> <div style="text-align: center;">  <p>Tel: 01932 823610 ioswin@curchodandco.com dgawne@curchodandco.com</p> </div>
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SUBJECT TO CONTRACT