

COMMERCIAL PROPERTY

SHOP WITH A1/A2 USE

TO LET

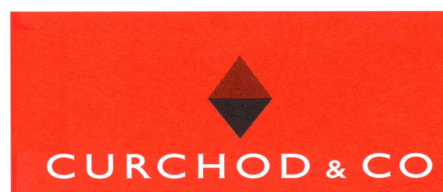
612 sq ft (56.84 sq m)



**4 - 8 MARSHALLS ROAD, SUTTON,
SURREY, SM1 4DU**

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:	Terms: (subject to contract)						
<p>The premises are situated in a prominent position on Marshalls Road. Marshalls Road is part of the Sutton one way system at the North end of the pedestrianised High Street. The premises are situated opposite Mataland and around the corner from Asda. Other local occupiers include Argos, Holland and Barrett, KFC, Greggs, The Grapes Wetherspoons etc.</p>	<p>The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease will be contracted out of the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954. (Part II) as amended.</p>						
Description:	Rent:						
<p>The premises benefits form a triple frontage onto Marshalls Road and rear access to a small yard for loading/unloading and parking. The premises have male and females WC's and a kitchenette. The shop has consent for any use within class A1 and A2 of The Town and Country Planning (Use Classes) Order 1987.</p>	<p>£20,000 per annum exclusive.</p>						
	Legal Costs/VAT:						
	<p>Each party to be responsible for their own legal costs incurred in this transaction. VAT may be charged at the prevailing rate.</p>						
	Business Rates:						
<p>Rateable Value: £16,500 Rates Payable: £8,002.50 p.a. UBR = 48.5p in the £ (2009/2010)</p>							
Accommodation:	Viewing & Further Information:						
<p>The property has been measured on the basis of net internal areas and the approximate areas are as follows:-</p> <table border="1" data-bbox="92 1480 735 1630"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Retail Area</td> <td>612</td> <td>56.84</td> </tr> </tbody> </table>		sq ft	sq m	Retail Area	612	56.84	<p>Strictly by appointment through sole agents.</p> <div data-bbox="847 1391 1398 1749" style="text-align: center;">  <p>CURCHOD & CO</p> <hr/> <p>01932 823614 www.curchodandco.com</p> </div> <p>ioswin@curchodandco.com dgawne@curchodandco.com rnewsam@curchodandco.com</p>
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Retail Area	612	56.84					

SUBJECT TO CONTRACT