



**Rent** £17,500 Per annum

**Size** 441 Square feet

**Ref** #3279

#### Address

**Address:** 5 The Parade

**Postcode:** KT10 0PD

**Town:** Claygate

**Area:** Surrey

#### Location

Village parade with a good mix of retailers including a Butcher, Fishmonger, several cafe's, restaurants and hair salons. Claygate train station is at the end of The Parade.

## Description

£17,500 p.a.

Lock up shop unit to let with rear store available on a new lease.

The property is located in a small local parade with plenty of on street parking and a public car park at the end of the road.

EPC Rating C.

## General Information

**Tenure:** Leasehold

**Rent:** £17,500 Per annum

**Legal fees:** Not specified

## Features

- ✓ Car park
- ✓ Close to station
- ✓ Local Parade
- ✓ Parking close by

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.