



**Rent** £25,000 Per annum

**Size** 800 Square feet

**Ref** #3286

## Address

**Address:** 12 The Parade

**Postcode:** KT10 0NU

**Town:** Claygate

**Area:** Surrey

## Location

Excellent trading location in this affluent and busy village with it's broad range of independent businesses and Co op supermarket. The village benefits from easy street parking, two public car parks and the main line station at the end of the Parade.

## Description

Guide commencing rent £25,000 p.a. OR freehold available at £335,000 (upper flat sold on long lease).

Premium offers invited in respect of the fit out/fixtures & fittings.

A superbly fitted and presented shop in this thriving and busy village, now available on a new lease for a term to be agreed.

The shop has been in use as a hair salon and will offer a turn key opportunity to anyone wishing to continue with this use. Alternatively many other uses would be suitable under the E use class.

The shop measures approximately 800 sq ft and can also be accessed to the rear via a passageway.

EPC band D.

Please view by appointment only and do not disturb the current tenant.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£25,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £18,250, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✔ Beautifully presented throughout
- ✔ Close to station
- ✔ Early viewing recommended
- ✔ Excellent trading location
- ✔ For sale or to let
- ✔ Premium offers invited
- ✔ Public car park nearby
- ✔ Stylishly fitted
- ✔ Thriving village
- ✔ Turnkey opportunity
- ✔ Viewings by appointment only

## 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.





