

TO LET

56.1 SQ. M (604 SQ. FT) APPROX.

71 STONELEIGH BROADWAY, SURREY KT17 2HP

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **RETAIL/CLASS E PREMISES**
- **LOCATED IN ATTRACTIVE LOCAL PARADE**
- **REAR ACCESS AND LOADING**
- **AVAILABLE ON A NEW LEASE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

71 STONELEIGH BROADWAY, KT17 2HP

LOCATION

The property is located in Stoneleigh Broadway, a local parade serving a large local community. Stoneleigh Broadway connects to the A24 London Road, providing access to the A3 and motorway network and the railway station is at the end of The Broadway with trains direct to London Waterloo. There is 2 hours free parking within the parade.

Traders within the parade include a charity shop, Chinese take-away, cafes, Sainsbury and a variety of other independent traders.

DESCRIPTION

The property comprises a ground floor lock up shop with WC and rear access to a yard area and parking for 2 cars.

The property is presented in good decorative condition with a fully glazed shop front and fluorescent lighting.

ACCOMMODATION

The property has an approximate net internal floor area of 56.1 sq. m (604 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£22,000 per annum.

BUSINESS RATES

2023 Rateable Value: £11,750

For confirmation of rates payable, please contact the business rates department of Epsom & Ewell Council.

ENERGY PERFORMANCE RATING

Energy Rating; B48

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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