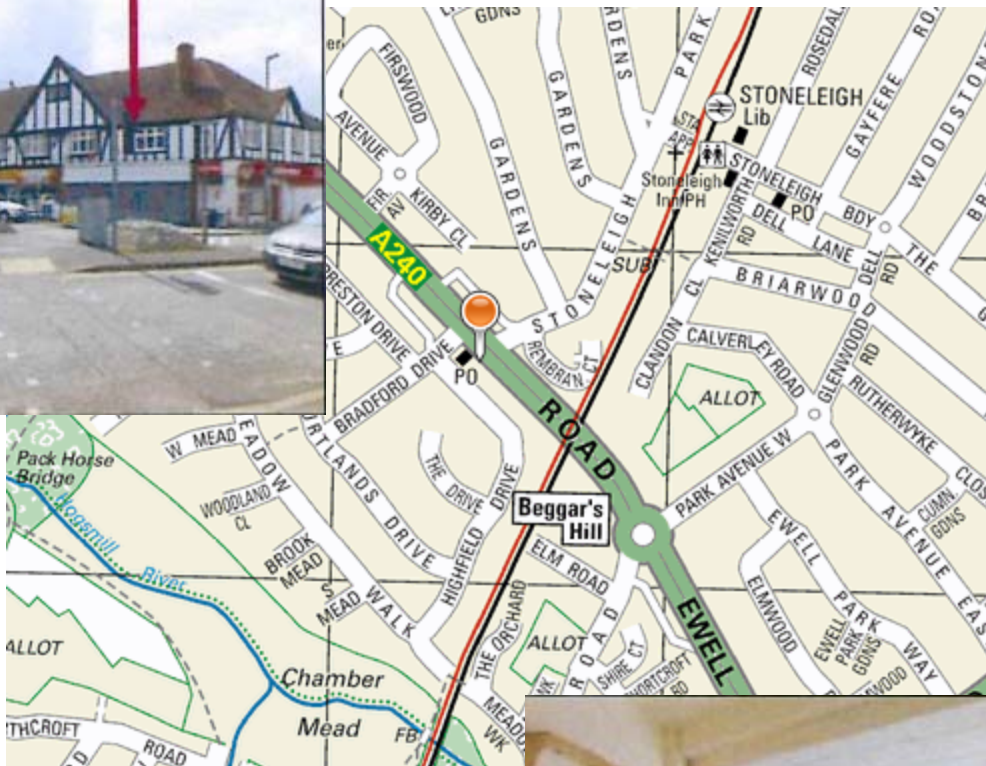


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TO LET
Superb Retail Unit
In visible location with rear access
522 sq ft (48.51 sq m) sales plus ancillary



187 Kingston Road
Ewell
KT19 0AA



**187 Kingston Road, Ewell
KT19 0AA**

Location: The unit is situated in a very visible parade just off the A243 and supported by a number of local retailers including a sub-post office and bookmakers.

Description: The shop comprises a wide fronted Class A1 (retail planning permission) property with a small rear storeroom and benefits from rear pedestrian access. There is a good customer parking immediately outside

The property has the following approximate gross internal floor areas:

Gross Frontage:	27.42 ft	8.36 m
Internal Width (front)	26.93 ft	8.21 m
Shop Depth (average)	28.24 ft	8.60 m
Sales Area	522 sq ft	48.51 sq m
Ancillary	62 sq ft	5.76 sq m

Tenure: A new full repairing and insuring lease for a term of five years and upwards subject to periodic upward only rent review.

Rent: £13,000 per annum exclusive.

Rateable Value: £6,500 (rates payable for 2011-2012 £2,769)

Planning: Shop: Class A1 (Retail)
Interested parties are advised to make enquiries as to the suitability of their intended use to Epsom and Ewell Council Planning Department on 01372 732000.

Viewing: Strictly by appointment with joint sole agents.

EPC: An Energy Performance Certificate can be provided on request.

Andrew Pollard
BONSORS.COM
Tel. 020 8546 0022

Mary Ottey/Jonathan Hillman
BRIDGER BELL
Tel: 01372 730000

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating authority.