

NELBRO Group



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HERE TO GET *you* THERE

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High Street, Carshalton, SM5 3AX

Per Annum £2,041 Per Annum



£24,500 rent per annum. WELL POSITIONED AND PROMINENT SHOP TO LET IN THE CENTRE OF CARSHALTON AND AVAILABLE UNDER A NEW 5 YEAR LICENCE. 6 MONTHS RENT PAYABLE IN ADVANCE. NO DEPOSIT.

The property is situated on Carshalton High Street two doors from Costa Coffee and just yards from a bus stop. Further multiple traders include Oxfam, Sainsburys Local, Post Office and the Co-operative supermarket. A public car park is very close to this development.

The property comprises a rectangular shape retail/office area, plus a kitchen/store room and a shower room/wc at the rear of the shop, with rear loading access.

TENURE

The property is offered by way of a new 5 year licence on standard full repairing and insuring terms.

USE/PLANNING

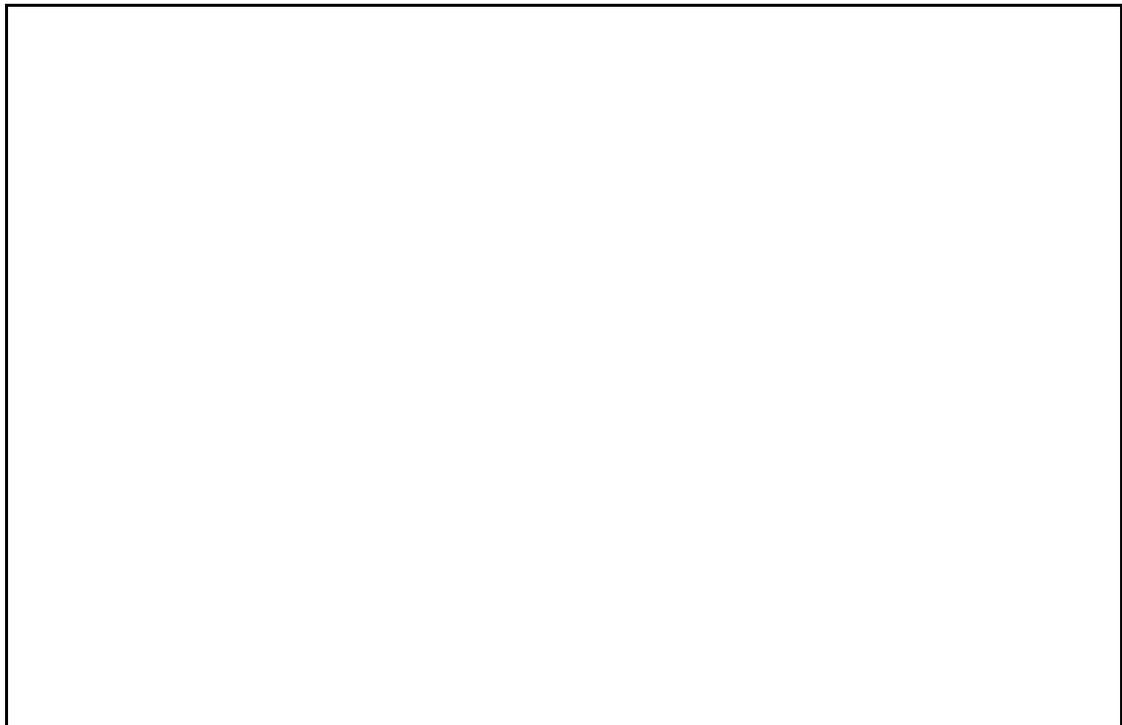
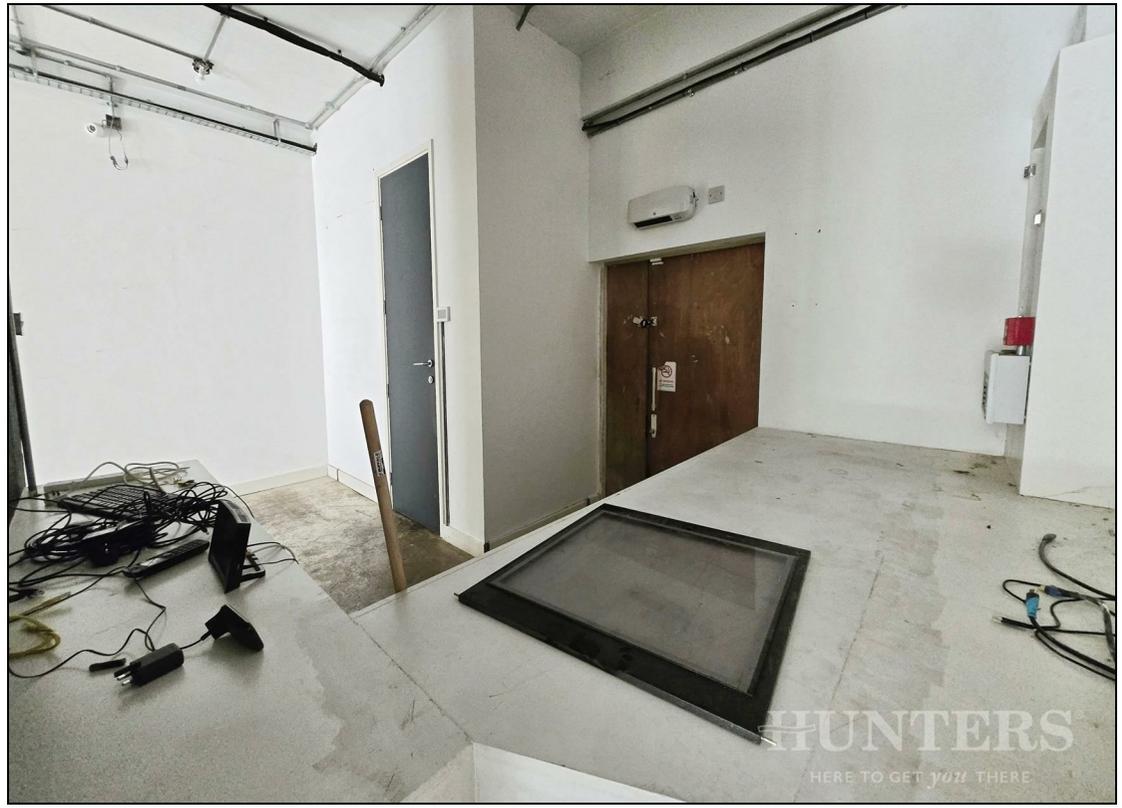
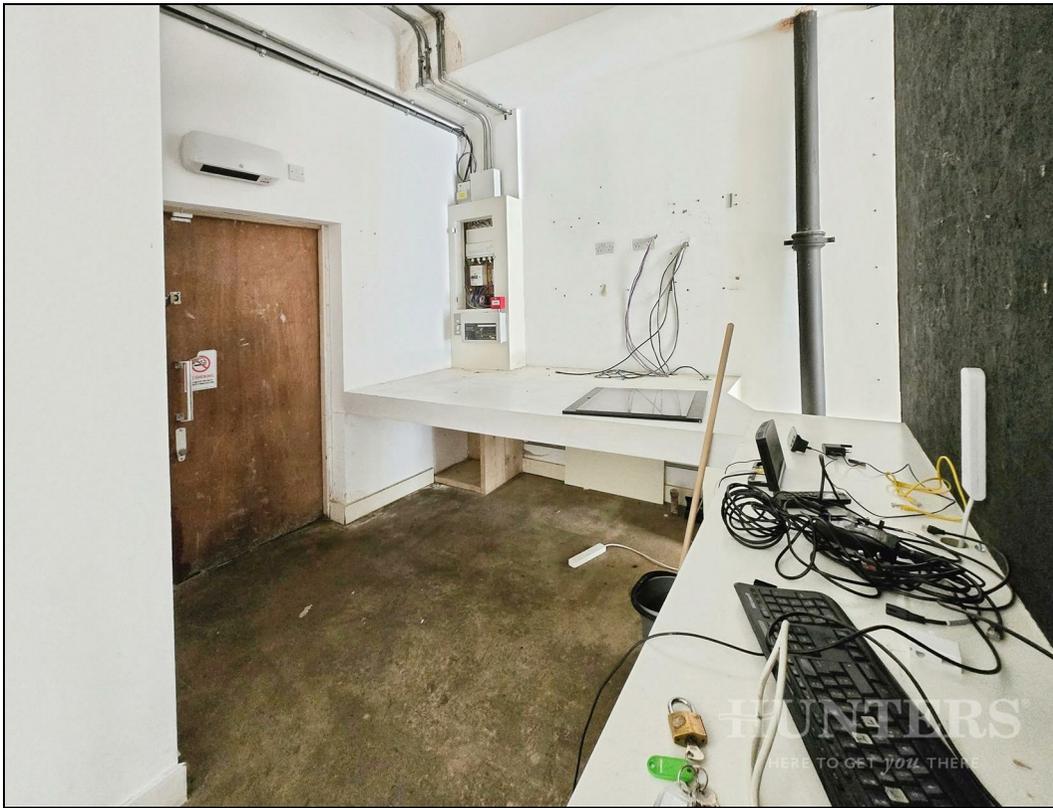
Prospective tenants are advised to make their own enquiries of the local Planning Authority (London Borough of Sutton) concerning existing and potential changes of use prior to offer.

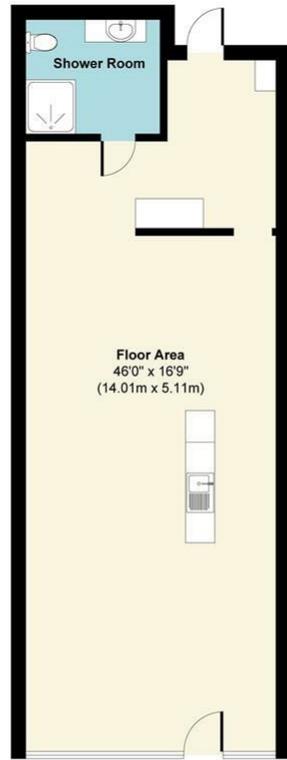
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KEY FEATURES



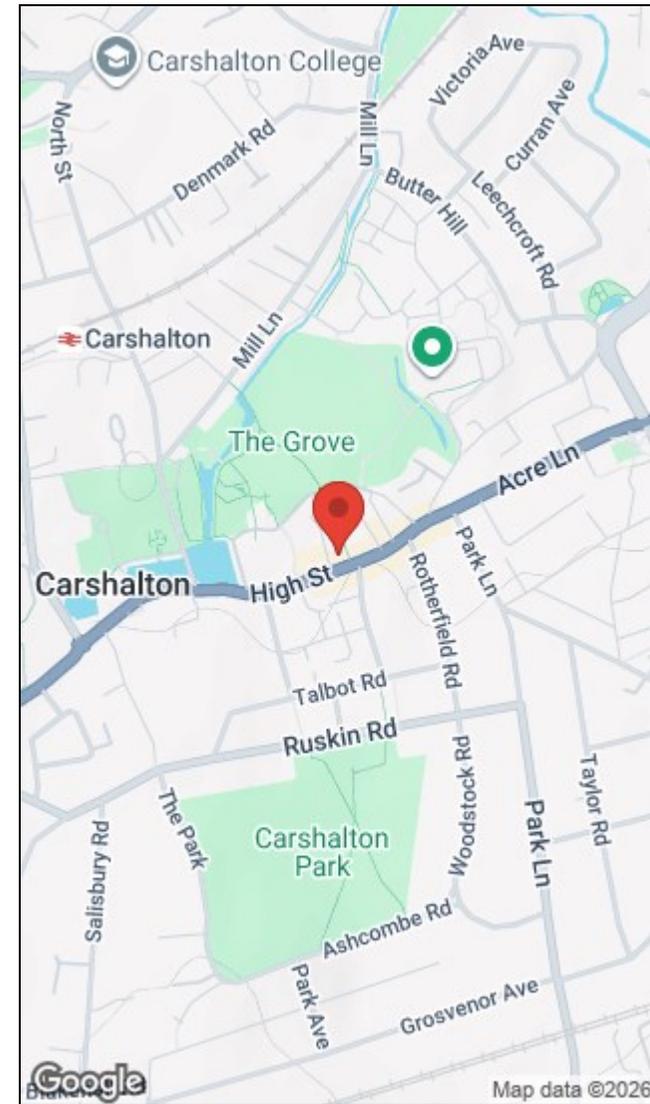




Floor Plan
Approximate Floor Area
795 sq. ft
(73.83 sq.m)

Approx. Gross Internal Floor Area 795 sq. ft / 73.83 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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