


## To Let: Retail Premises

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**80 Limpsfield Road, Warlingham, Surrey CR6 9RA**

**Floor Area: 65.67 sq m (707 sq ft)**

- Prominent Main Road position
- Ground floor retail unit
- New lease available
- Storage/ Garage to rear

**To Let: £18,000 pax + fees**

Oxted 01883 719100  
**howardcundey.com**

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LOCATION

The property is situated in Hamsey Green, between the larger villages of Warlingham and Sanderstead, just off the B269 which runs between South Croydon and Four Elms. The shop is in a busy location close to a Co-Operative convenience store, Lloyds Pharmacy and a range of independent retailers.

PREMISES

A ground floor retail unit and a storage/garage unit accessed via a private road to the rear.

ACCOMMODATION

A mainly open plan double fronted retail unit with a partitioned stock room and toilet. The shop benefits from suspended ceiling and storage cupboard.

FLOOR AREA

The shop has a net internal area (NIA) of approximately 65.67 sq m (707sq ft). The single storey garage to the rear has a floor area of approximately 24.60 sq m (265 sq ft).

TERMS

Available on a new lease for a term to be agreed, subject to satisfactory references (for which fees apply, further details on request), contract, rent/surety deposit and/or personal guarantee if required.

RENT

£18,000 per annum exclusive, payable quarterly in advance by standing order.

VAT

Not applicable.

RATING

Assessed as 'Shop and Premises'. RV £7,200 per annum payable at the current Uniform Business Rates. All enquiries to Tandridge District Council 01883 722000. Point of reference [www.voa.gov.uk](http://www.voa.gov.uk).

The proposed Rateable Value for 2017/ 2018 is £7,400.

The property may be eligible for small business rates relief, subject to application.

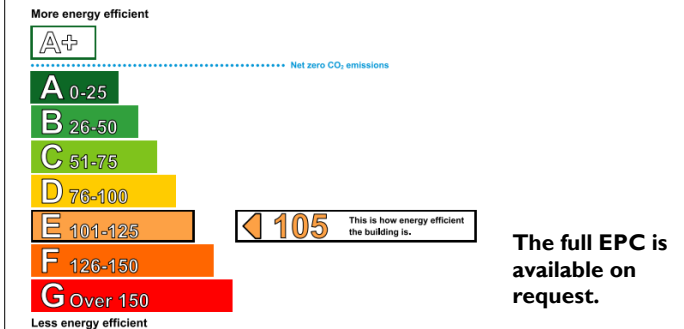
LEGAL COSTS

Each party to be responsible for the own legal and professional costs.

VIEWING

Strictly by appointment with sole agents Howard Cundey.

ENERGY PERFORMANCE CERTIFICATE



IMPORTANT NOTICE: Howard Cundey, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Howard Cundey have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

DRAFT PARTICULARS FOR APPROVAL

APPROVED WITH\* / WITHOUT AMENDMENTS\*

\*delete as appropriate