

**LEASE FOR ASSIGNMENT
COMMERICAL**

**10-11 Ross Parade
Wallington**

NJC

**Property Surveyors
www.njcservices.co.uk**



LOCATION:

A lock-up double shop unit in Wallington town centre, just off the main high street, Woodcote Road. Wallington Station is nearby. The premises are fully-fitted in respect of No.10 as a sunbed salon and with No.11 as a ladies' hairdressers and have the benefit of rear loading & private parking space.

DESCRIPTION:

Frontage approx. 9.25m (30ft 5ins) & max built depth 13.7m (45ft). Total floor area approx. 1,250 sqft.

The premises are held on full repairing & insuring Lease for a term expiring 3rd January 2012 at a rent of £16,000 p.a., exclusive. The Landlord has indicated he is willing to grant a Lease extension.

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 purchaser must satisfy himself as to their correctness.

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Premium required for Tenant's fixtures & fittings: £19,950.00.

Each party, i.e. Landlord & Tenant, will be responsible for their own legal costs incurred in preparation of Lease. Prospective tenant will have to pay a deposit of £500 & VAT to cover abortive costs should they withdraw before completing a Lease.

The Landlord may be prepared to grant separate Leases for each shop, subject to agreement as to terms.

Rating Assessment: R.V. £11,450. NNDR @ 48.5p in £.

Call Nick Beynon on Office 020 8649 8233 or Mobile 07713 159914.

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