



2 CHESSINGTON PARADE, LEATHERHEAD ROAD, CHESSINGTON, KT9 2PH

- **RETAIL UNIT AVAILABLE TO RENT ON A NEW LEASE**
- **47.63 SQ M (512 SQ FT)**
- **PREMIUM OFFERS INVITED FOR THE CAFÉ FIXTURES & FITTINGS**
- **SUITABLE FOR A VARIETY OF USES WITHIN CLASS E.**



Location

Situated on a prominent parade along Leatherhead Road, one of the main arterial routes linking south-west London with Surrey. Highly visible roadside frontage in the heart of the local community's shopping hub.

Excellent transport connectivity: close to both Chessington North railway station and Chessington South railway station with services to London Waterloo. Strong local footfall and passing trade from the surrounding residential community.

For exact location use the What 3 Words link below:
<https://what3words.com/extend.fall.taken>

Description

The property has been attractively refurbished with a modern shop front and rear patio doors. Internally there is modern vinyl flooring, recessed spot lighting, exposed brick walls and extended conservatory seating area with modern WC facilities. There is a rear yard for additional seating and an additional shed and office structure. There is rear loading access.



Floor Areas

The unit has the following approximate net internal floor area:

	Sq m	Sq ft
Ground Floor Retail	34.18 m ²	368 SQ FT
Rear Retail Area	13.45 m ²	144 SQ FT
Total Floor Area	47.63 m ²	512 SQ FT

Lease

The shop is available to let upon an effectively new fully repairing and insuring lease for a term to be agreed.

Rent

£12,000 per annum exclusive and

Premium

Offers in the region of £25,000 are invited for this Café and Florest opportunity.

Business Rates- Small Business Rates Relief

The rateable value as advertised by GOV.UK is as follows:

Rateable value: £5,700
UBR (2025/2026) 49.9p in the £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

EPC

The property has an EPC of 81 (D). Certificate available upon request to interested parties.

VAT

VAT is not chargeable on the terms quoted.

Use

The premises are understood to benefit from Use Class E under the Town & Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH JOINT SOLE LETTING AGENTS

TIM SHEPHERD
COLYER COMMERCIAL
01403 333921 or 07921056072
tshepherd@colyercommercial.co.uk

CORAL BAVERSTOCK
DEACON ASSET MANAGEMENT
01403 218975