

OPPORTUNITY TO RENT A BRAND NEW 906 SQ FT (84.1 SQ M) SHOP

ADJOINING NEW TESCO ONE-STOP TO BE DEVELOPED AT SITE OF

**FORMER “THE MAVERICK” PUBLIC
HOUSE**

COX LANE CHESSINGTON KT9 1SG

POTENTIAL A1, A2 OR A3 USE

LOCATION

The property is situated on the northern side of Cox Lane close to the junction with Oakcroft Road on the site of the former “The Maverick” Public House.

The general location is at the meeting point of a large industrial estate and a residential suburban area, a short distance from the A3 Kingston By-Pass about 2 km to the south of Tolworth.



Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.

DESCRIPTION

The property will comprise a new lock-up shop to be provided as part of a development by the Northold Group.

The shop is projected to have an internal area of approximately 906 sq ft (84.1 sq m) based on current plans. The adjoining double unit will be occupied by Tesco 'One-Stop' as a convenience store.

Overall internal dimensions for the retail area are:

6.83m (22' 5) widening to 7.23m (23'8) x 10.35m (33'11)

TERMS

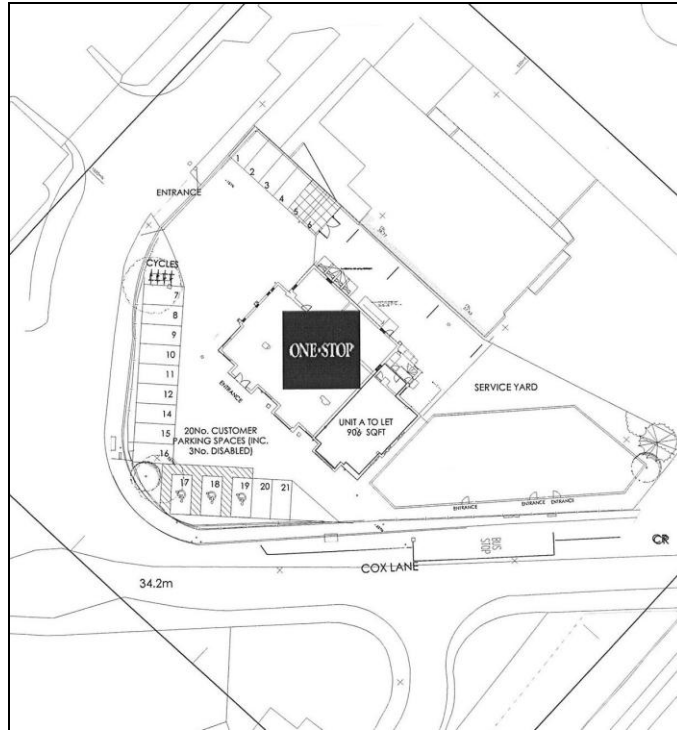
Available to let on a new lease for a term to be agreed. The new unit will **NOT** be permitted to be used as a convenience store, bakery or other use that directly competes with the adjoining One-Stop.

RENT

£15,000 (fifteen thousand pounds) per annum exclusive.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.



The available shop is marked 'Unit A' on the above plan

SUBJECT TO CONTRACT

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