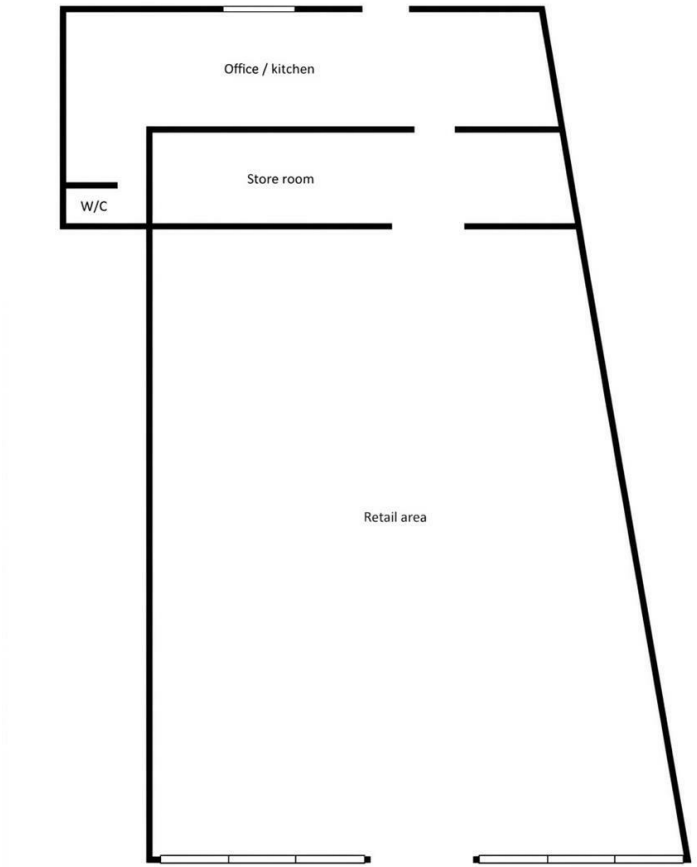


8 CRADDOCKS PARADE,
ASHTEAD, KT21 1QL

£30,000 Per Annum

CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

020 8296 1273
www.csj.eu.com
info@csj.eu.com



Description

A ground floor vacant commercial space previously occupied and operated as a charity shop
The layout currently is an open retail space leading into a store room with a further office room to the rear with kitchenette and WC, the property also has the benefit of rear access.

The internal area is approximately 1,250 sq ft and the current use is E class

Location

The property occupies a prominent position within Craddocks Parade, a popular and established local shopping parade in the Surrey village of Ashtead.

The parade supports a vibrant mix of independent occupiers, cafés and service businesses and benefits from consistent pedestrian flow generated by the surrounding residential catchment, there is also a constant traffic flow with
parking outside allowing possible customers to pull up.?

Ashtead mainline station is within a short walk, approximately 0.2 miles away, providing regular services to London Waterloo, and Junction 9 of the M25 is readily accessible at Leatherhead

Business Rates

Interested parties are advised to make their own enquiries with the local authority and to verify the current rateable value with the Valuation Office Agency.

Rent & Lease terms

£30,000 per annum
The property is offered with a brand new lease, terms to be agreed by negotiation





VIEWINGS

Viewings available daily
Please contact our residential team on 020 8296 1273 alternatively by email
info@csj.eu.com

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:
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