

GROUND FLOOR CLASS E UNIT TO LET



Hackbridge, 182 London Road, London, SM6 7FW



SPECIFICATION

Shell specification with capped off three phase power, Gas, water and drainage.

LEASE TERMS.

The premises are available by way of a new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

£20,000 pax

BUSINESS RATES

The RV is to be assessed.

USE

All uses under class E will be considered subject to any required consents.

TIMING

Immediate.

LEGAL COSTS

Each party to be responsible for their own costs.

EPC

TBC

Subject to Contract.
11/4/2023

- **Opposite Hackbridge Station**
- **Close to new Lidl**
- **Main road frontage**
- **New Lease**
- **Use class E**

LOCATION

The subject property which forms part of the New Mill Quarter development, a development by Barratt London and David Wilson Homes providing 440 homes (800 once complete), is located in a prominent location fronting the London Road (A237). Hackbridge Station (Thameslink and Southern) and car park are diagonally opposite.

Additionally there is a commercial element where operators include Lidl, Anna Pharmacy, Sutton Dental Care, KT Solicitors, Dougies Play Cafe and a Health Centre. The Lidl supermarket has the benefit of a car park which is free for 90 minutes.

The original retail offer in Hackbridge is located alongside the development and includes a Sainsbury Local together with a healthy mix of independent traders.

ACCOMMODATION

The ground floor property which is provided to shell specification with shop front is arranged over ground floor and extends to the following approximate dimension and gross internal floor area:-

Internal width	18'9"	5.72 m
Ground floor	927 sqft	86.12 sqm

A floor plan is available on request.

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