



**38 GREEN WRYTHE LANE, CARSHALTON,
SURREY, SM5 2DW**

£45,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

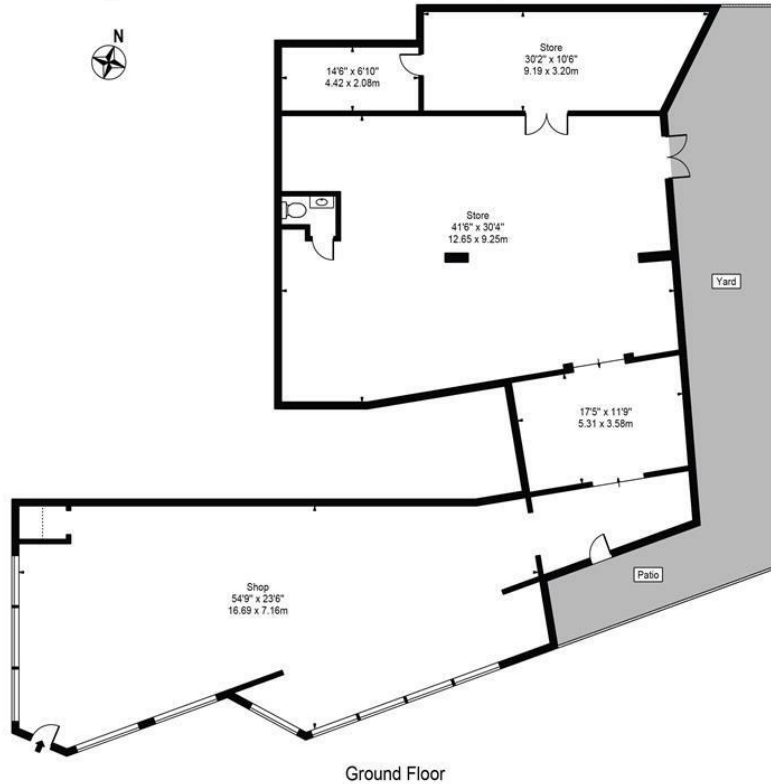
Residential / Commercial / Land & Development

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Green Wrythe,
Lane Carshalton, Surrey, SM5 2DW
Approx. Gross Internal Area 3074 Sq Ft - 285.58 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

Suitable for a variety of uses is this ground floor Class E commercial unit, offering approximately 3,074sq. ft (285.58sq m) of internal space. The unit comprises a large open-plan retail area to the front, with a WC, additional store area and a yard to the rear of the property.

Location

The premises occupies a prominent corner position on Green Wrythe Lane, an area that offers a mix of residential homes, independent retailers, and local amenities. The unit is located just 0.3 miles from Carshalton Station, which provides regular services to London Victoria, London Bridge, and Clapham Junction.

Terms

Available on a new lease with flexible terms subject to agreement
Rent: £45,000p/a

Rates

Interested parties are advised to make their own enquiries with the local rating authority.

Viewings

Strictly by appointment only Contact sole agents Christopher St James 020 8296 1273



THE SMALL PRINT

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- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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