



8 CRADDOCKS PARADE,  
ASHTOARD, KT21 1QL

*£30,000 Per Annum*



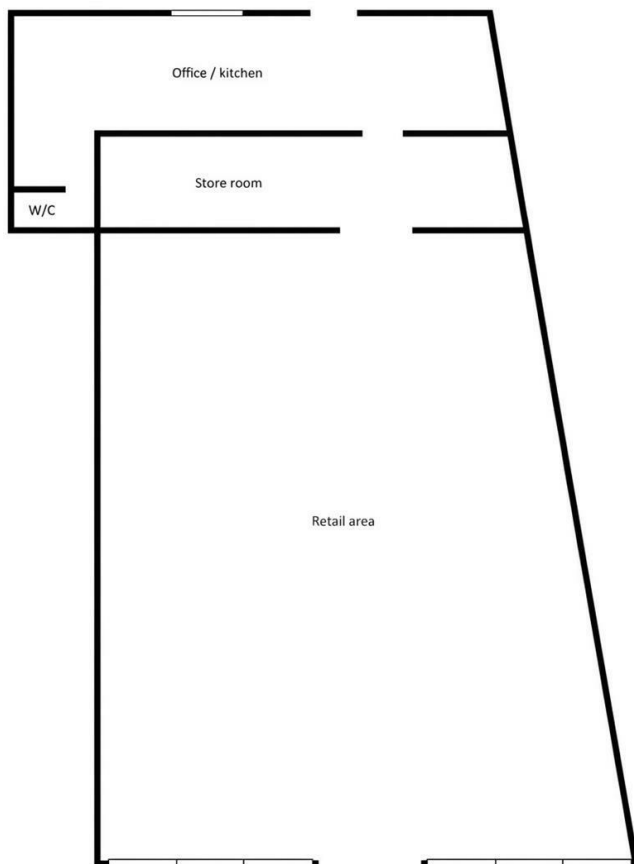
CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

[www.csj.eu.com](http://www.csj.eu.com)

[info@csj.eu.com](mailto: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](mailto:info@csj.eu.com)

### THE SMALL PRINT

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

- 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.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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