



Marshall Parade

Coldharbour Road, Pyrford, GU22 8SW

Retail unit

1,000 to 2,000 sq ft

(92.90 to 185.81 sq m)

- Ability to split
- Generous customer car parking on site
- Prominent position

Summary

Available Size	1,000 to 2,000 sq ft
Rent	Rent on Application
EPC Rating	Upon Enquiry

Location

The premises are situated in a prominent trading position along Marshall Parade in an established retail location in the centre of Pyrford village. The proposed new units will front Coldharbour Road.

Other retailers in the parade include a hairdresser, village vintners, Co-op convenience store, bakery and a butchers.

The parade benefits from excellent parking to the front of the units and at the rear.

Description

The premises comprise a ground floor retail (A1) with wc facilities and rear loading access. Construction has commenced and practical completion is expected in Q3 2019.

The premises will be left in a shell form ready for an incoming tenant to carry out their own fit out.

Accommodation

We understand from architects plans the gross internal area of the double unit will be approximately 2,000 sq.ft. (186 sq.m.).

Consideration will be given to splitting the unit to create two units of approximately 1,000 sq.ft. (93 sq.m.) per unit.

Terms

The unit is available on an effective full repairing and insuring lease for a term to be agreed.

Legal Costs/VAT

Each party to be responsible for their legal fees incurred in the transaction. VAT will be charged at the prevailing rate.

Business Rates

To be assessed.



Viewing & Further Information

Richard Newsam

01483 730 060 | 07554455920

rnewsam@curchodandco.com

Tom Nurton

01483 730060 | 07741 551255

tnurton@curchodandco.com

More properties @ curchodandco.com

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. Generated on 22/07/2020