

PRIME TRADING POSITION IN SURBITON TOWN CENTRE RETAIL SHOP TO LET



35 Victoria Road, Surbiton, Surrey KT6 4JL

Location

The shop is situated in a prominent trading position on Victoria Road in Surbiton Town Centre. Nearby traders include Sainsbury's, Nationwide, Superdrug and Mailboxes etc.

Type

A retail shop premises arranged over ground and lower ground floors and with the benefit of a rear car park space.

Area

Net Internal Area – 925 square feet (86 square metres) (both floors).

Lease

A brand new full repairing and insuring Lease for a term of five years and upwards.

Rent

£18,000 per annum exclusive

Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381

smullaney@wallakerscommercial.com or cshenton@wallakerscommercial.com

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

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| LOCATION: | The shop is situated in a prime trading position in Surbiton Town Centre fronting the main shopping thoroughfare of Victoria Road. Nearby traders include Sainsbury's, Nationwide, Mailboxes and Superdrug. |
| DESCRIPTION: | <p>A retail shop premises arranged over ground and lower ground floors with modern display window frontage.</p> <p>The shop provides the following dimensions and Net Internal Floor Areas:</p> <p>Gross Frontage – 18' 10" (5.73m)</p> <p>Internal Width – 16' 9" (5.10m)</p> <p>Shop Depth – 30' (9.14m)</p> <p>Ground Floor Sales Area – 475 square feet (44 square metres)</p> <p>Lower Ground Stores Area – 450 square feet (41.8 square metres)</p> <p>Net Internal Area (Both Floors) – 925 square feet (86 square metres)</p> <p>Features include:</p> <ul style="list-style-type: none">* Attractive metal framed and glazed display window frontage.* Prominent illuminated shop fascia sign.* Security shutters to frontage.* Rear parking space (allocated on first come first served basis).* Small washroom and kitchenette facilities.* Suspended ceilings with diffused lighting to retail area.* Rear of lower ground floor suitable for additional sales space. |
| PLANNING: | <p>The property is situated in the Royal Borough of Kingston upon Thames (020 8547 5332) for planning purposes.</p> <p>The shop has a designated A1 (Retail) Shop Use only.</p> |
| BUSINESS RATES: | The annual business rates payable for the full Rating Year ending 31 st March 2020 are £9,295. |
| LEASE: | The shop is offered on a brand new full repairing and insuring Lease for a term of five years and upwards. |
| RENT: | £18,000 per annum exclusive. |
| EPC: | An Energy Performance Certificate has been commissioned and will be made available upon to all interested parties. |

LEGAL COSTS: Each party to cover their own legal costs.

FURTHER DETAILS/VIEWING: Strictly by appointment only with Sole Agents, Wallakers Commercial on 020 8399 5381.

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