

PRIME TRADING POSITION SURBITON TOWN CENTRE RETAIL SHOP TO LET



74 Victoria Road, Surbiton, Surrey KT6 4NR

Location

The shop is situated in a prime trading location on Victoria Road, the main shopping thoroughfare serving Surbiton Town Centre. Nearby traders include M&S Simply Food, Halifax, Greggs, Boots and Nat West.

Type

A retail shop/office with rear washroom facility.

Area

Net Internal Area – 350 square feet (32.5 square metres)

Lease

The property is offered on a brand new full repairing and insuring Lease for a term of eight years.

Rent

£20,000 per annum exclusive.

Premium

Offers invited in the region of £15,000.

Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381

smullaney@wallakerscommercial.com or csandys@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.

LOCATION:	The property is prominently situated in a prime and high footfall trading location on Victoria Road being a short walk away from Surbiton Station. Nearby traders include M&S Simply Food, Halifax, Boots, Greggs and Nat West.
DESCRIPTION:	<p>A retail shop/office premises with prominent fascia signage and providing the following internal areas/dimensions:</p> <p>Net Frontage: 7' 5" (2.26m) Shop Depth: 38' (11.58m)</p> <p>Net Internal Area: 350 square feet (32.5 square metres)</p> <p><u>Features Include:</u></p> <ul style="list-style-type: none">• Attractive timber frame and glazed window display frontage.• Prominent fascia signage over.• Good internal decorative condition throughout.• Rear small washroom facility.
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 designated A1 (Retail) Shop Use. NB. Mobile Phone and Vape Shop uses will not be permitted.</p>
BUSINESS RATES:	To be re-assessed.
LEASE:	The property is offered on a brand new full repairing and insuring Lease for a term of eight years and outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part Two.
RENT:	£20,000 per annum exclusive subject to review at the mid-term.
PREMIUM:	Offers are invited in the region of £15,000 for the benefit of the new Lease on the premises.
EPC:	An Energy Performance Certificate has been commissioned and will be made available 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.
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com