

**MIXED COMMERCIAL AND RESIDENTIAL OPPORTUNITY
OF INTEREST TO
OWNER/OCCUPIERS/DEVELOPERS/INVESTORS**

SURBITON TOWN CENTRE

FREEHOLD FOR SALE



Location

The property is centrally situated in Surbiton Town Centre opposite Surbiton Plaza and closeby to Surbiton Train Station. Local traders include: Sainsburys, Superdrug and Cook.

Type

A two storey mixed Commercial and Residential semi-detached building comprising a ground floor beauty salon with two rooms, kitchenette and bathroom over. There is also a private rear garden.

Terms

The Freehold Interest is offered for sale with full vacant possession.

Asking Price

£615,000

Further Details

Please contact Sole Agents Wallakers Commercial on 020 8399 5381.

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csandys@wallakerscommercial.com

10 St Marys Road, Surbiton, Surrey,KT6 4JG

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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10 St Marys Road, Surbiton, Surrey, KT6 4JG

LOCATION: The property is centrally located in Surbiton Town Centre opposite Surbiton Plaza and a short walk away from Surbiton Train Station. Local traders to include: Sainsburys, Superdrug and Cook.

DESCRIPTION: A two storey mixed Commercial and Residential semi-detached building. The property comprises a ground floor shop which has been owner occupied and trading as a beauty salon for a number of years. There is a separate side entrance door and internal staircase leading to :

First Floor:

The accommodation comprises two rooms, kitchenette and bathroom/wc

The ground floor shop has a Net Internal Area of approximately 520 square feet (49.24 square metres) and comprises; Front reception/Waiting room area, two private treatment rooms, steam room and W/C with shower cubicle.

To the rear of the property there is a small enclosed garden area with access from a private pathway at the front of the building.

Features include:

- Feature timber and glazed bay window display frontage
- Illuminated shop flag sign
- Fascia signage boarding over shop front
- Rear garden with side pathway access
- Potential for conversion to a Residential house subject to planning.
- Potential for conversion to a live/work premises subject to planning.

PLANNING: The ground floor shop has the benefit of Planning Use Class 'E' which includes retail, office, restaurant, café and medical/leisure uses.

We consider that there is potential for the property to be converted to Residential use similar to neighbouring properties and subject to planning consent.

TERMS: The Freehold Interest in the property is offered for sale with full vacant possession.

BUSINESS RATES: Nil payable for the current rating year 31st March 2024 and subject to eligibility for small business rates relief.

ASKING PRICE: £615,000.

ENERGY PERFORMANCE CERTIFICATE: Energy Performance Certificate has been commissioned and will be made available to all interested applicants.

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

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