

## FRONTING BUSY ROAD IN SURBITON PIZZA TAKEAWAY PREMISES FOR SALE



**124 Ewell Road, Surbiton, Surrey KT6 6HA**

### **Location**

The premises are situated prominently fronting the busy A240 Ewell Road and a short walk away from the Railway Station.

### **Type**

A corner end of terrace Pizza Takeaway Shop arranged over the ground and basement floors.

### **Area**

Net Internal Area – 450 square feet

### **Planning**

Sui Generis (Hot Food and Takeaway)

### **Terms**

The Long Leasehold Interest is offered for sale.

### **Price**

£225,000

### **Legal Costs**

Each party to cover their own legal costs.

### **Further Details/Viewing**

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381.

**LOCATION:** The premises are situated prominently fronting the A240 Ewell Road in Surbiton and a short walk away from the Railway Station.

**DESCRIPTION:** A corner end of terrace Pizza Takeaway shop arranged over the ground and basement floors and providing the following dimensions/areas:

Net Frontage – 15'

Return Frontage – 16'

Shop Depth – 22' 6"

Ground Floor Sales Area – 275 square feet

Basement Ancillary – 175 square feet

**Net Internal Area – 450 square feet**

Plus Small Washroom Facility in Basement

Features include:

- Fully fitted Pizza Takeaway (Inventory will be provided upon request)
- Modern tiled flooring throughout
- Prominent fascia signage

**PLANNING:** Sui Generis (Hot Food and Takeaway).

**BUSINESS RATES:** Nil business rates payable for the year ending 31<sup>st</sup> March 2024 subject to eligibility for Small Business Rates Relief.

**TERMS:** The Long Leasehold Interest in the property is offered for sale.

This Lease currently has 82 years unexpired with an annual ground rent payable to the Freeholder in the sum of : (To be confirmed).

**NB: We understand that a Lease extension of 99/125 years can be agreed with the Freeholders subject to Contract.**

**ASKING PRICE:** £225,000 for the benefit of our clients Long Leasehold Interest.

**EPC:** An Energy Performance Certificate has been commissioned and will be made available to interested applicants.

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

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

Seamus Mullaney: smullaney@wallakerscommercial.com  
Carlie Sandys: 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.*

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