

SURBITON TOWN CENTRE PRIME RETAIL SHOP TO LET



23 Victoria Road, Surbiton, Surrey KT6 4JZ

Location

The shop is situated in a prime trading position on the main high street in Surbiton Town Centre. Nearby traders include Boots, Costa, M&Co, McDonalds and M&S Simply Food.

Areas

Ground Floor Gross Floor Area – 1,150 square feet (106.8 square metres)

Basement Storage – 510 square feet (47.4 square metres)

Total Gross Internal Floor Area – 1,660 square feet (154.2 square metres).

Type

A large retail shop premises (formally Hairdressing Salon) with a basement storage facility.

Lease

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

Rent

£35,000 per annum exclusive.

Further Details/Viewing

Please contact Sole Agents, 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 shop is situated in a prime trading position in Surbiton Town Centre fronting the main shopping thoroughfare of Victoria Road. Nearby traders include Boots, Costa, M&Co, McDonalds, M & S Simply Food and NatWest.
DESCRIPTION:	<p>A large retail shop (formally Rush Hairdressing Salon) with recessed front entrance lobby and doors together with two feature glazed front window display areas plus a basement storage facility.</p> <p>The shop provides the following areas and layout:</p> <p>Gross Frontage – 17' (5.18m)</p> <p>Shop Depth – 80' (24.4m)</p> <p>Grounds Floor Gross Area – 1,150 square feet (106.8 square metres)</p> <p>Basement Storage Area – 510 square feet (47.4 square metres)</p> <p>Total Gross Internal Floor Area – 1,660 square feet (154.2 square metres)</p> <p>Features Include:</p> <ul style="list-style-type: none">* Attractive timber and glazed double display window frontage with recessed entrance lobby and entrance door;* Prominent and deep fascia signage over;* Currently fully fitted out as a Hairdressing Salon with modern tile floor covering, suspended ceilings incorporating spotlights and air conditioning units.* Rear washroom facility;* Rear kitchen/staff room area;* Full head-height basement storage area;* A right of access to the rear enclosed garden/ yard area (NB: This garden will not be part of the demised area to be included in the new Lease).
PLANNING:	Planning Use Class 'E' to include retail, restaurant, office, medical and gymnasium uses.
BUSINESS RATES:	£17,152 for the Rating Year ending March 31 st 2023
LEASE:	The shop is offered on a brand new full repairing and insuring Lease for a term of three years and upwards.
RENT:	£35,000 per annum exclusive.
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 in this matter.
FURTHER DETAILS/VIEWING:	Strictly by appointment with Landlords Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com