



LANDMARK LOCATION IN SURBITON TOWN CENTRE THE OLD CLOCK TOWER MODERN RESTAURANT PREMISES TO LET



Location

Forming part of the landmark Surbiton Clock Tower prominently situated at the corner junction of Brighton Road with Balaclava Road in Surbiton Town Centre.

Type

A triple fronted modern air-conditioned Restaurant premises with newly fully fitted kitchen, bar and restroom areas.

Area

Gross Internal Area – 2,500 square feet (228 square metres).

Lease

The Restaurant is offered on a brand new full repairing and insuring Lease for a term of years to be agreed.

Rent

£50,000 plus VAT per annum exclusive.

Further Details

Please contact Wallakers Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com
csandys@wallakerscommercial.com

59-63 Brighton Road, Surbiton, Surrey KT6 5LR

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.

DESCRIPTION: A fully fitted and air-conditioned modern triple fronted Restaurant premises occupying a prominent corner position within the landmark Surbiton Clock Tower building in Surbiton Town Centre.

The Restaurant provides the following internal layout and areas:

Large front and side Customer Dining area suitable for up to 135 covers.

Newly fitted Bar and Serving Counter area.

Private Function Room and Dining area.

Newly installed Male and Female Customer Washroom facilities.

Newly fitted Kitchen and Preparation Room area.

Large walk-in Cold Store and Freezer units.

Small Staff Washroom facilities.

Gross Internal Area – 2,500 square feet (228 square metres)

Features include:

- * Attractive timber framed and glazed display window frontage to both Brighton Road and Balaclava Road.
- * Prominent fascia signage and feature recessed entrance door and lobby.
- * Modern air-conditioning system installed throughout.
- * Modern tiled flooring throughout Restaurant Dining areas.
- * Corner feature Atrium Dining area.
- * Recently refurbished Ladies and Gentleman's Washroom facilities.
- * Rear service alleyway.
- * Modern spotlight and wall uplighters throughout the Dining areas.
- * Potential for external seating (Subject to Local Authority Street Licence).

PLANNING: Planning Use Class 'E' (Restaurant/Café).

BUSINESS RATES: Approximately £29,950 for the year ending 31st March 2024.

LEASE: The Restaurant is offered on a brand new full repairing and insuring Lease directly from the Landlords for a term of years to be agreed.

RENT: **£50,000 (Fifty Thousand Pounds) plus VAT** per annum exclusive.

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

LEGAL COSTS:

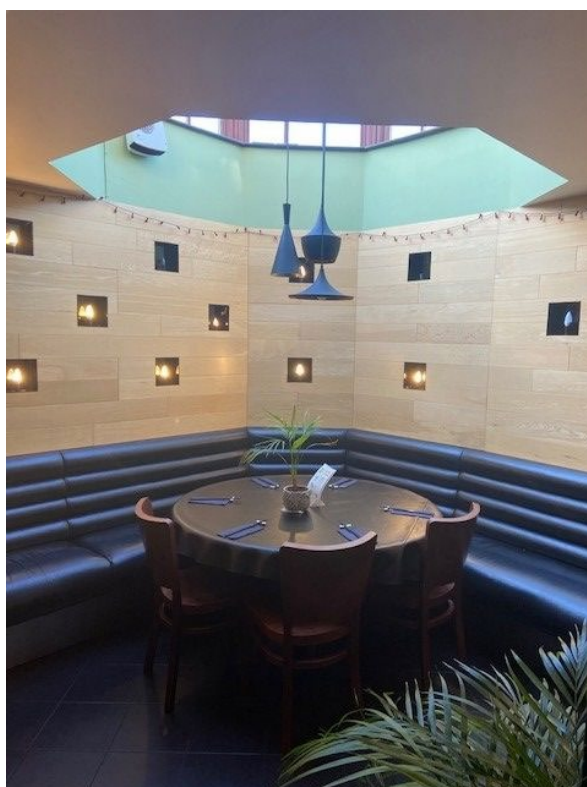
The incoming Tenants to cover all the legal and professional costs relating to this matter.

FURTHER DETAILS/VIEWING:

For further information and to arrange a viewing, please contact Sole Agents, Wallakers Commercial, on 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.