



BRAND NEW SHOP/OFFICE TO LET IN SURBITON WITH PARKING



318 Ewell Road, Surbiton, Surrey, KT6 7AL

Type

A brand new commercial shop/office premises prominently located on the busy A240 Ewell Road between Surbiton and Tolworth.

Rent

£15,000 per annum exclusive.

Lease

A brand new Lease for a term of five years and upwards is available.

Business Rates

To be re-assessed.

Area

Total Area – 400 Square Feet (37.16 Square Metres).

Planning

Planning Use Class 'E' to include retail, office, café, medical and leisure uses.

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact Landlords 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.

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LOCATION:	The property is situated in a highly visible location fronting the busy A240 Ewell Road linking Tolworth and Surbiton Town Centres									
DESCRIPTION:	<p>A brand new commercial shop/office premises with modern display window frontage and with a large front forecourt area suitable for parking.</p> <p>The premises comprises the following areas/dimensions:</p> <table><tr><td>Net Frontage</td><td>-</td><td>15' (4.56 metres)</td></tr><tr><td>Shop Depth</td><td>-</td><td>28' 2" (8.59 metres)</td></tr><tr><td>Total Area</td><td>-</td><td>400 square feet (37.16 Square metres)</td></tr></table> <p>Features include:</p> <ul style="list-style-type: none">* Modern steel framed and glazed display shop frontage* Space for large fascia signage* Small Washroom facility* Front forecourt area directly to front of shop for parking of two vehicles or alternative uses (display/seating etc.)* To be offered in a shell condition to allow for the incoming Tenant to customise the interior to their own specification.	Net Frontage	-	15' (4.56 metres)	Shop Depth	-	28' 2" (8.59 metres)	Total Area	-	400 square feet (37.16 Square metres)
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Total Area	-	400 square feet (37.16 Square metres)								
PLANNING:	The property falls under the Planning Use Class 'E' which includes Retail, Restaurant, Office, Medical and Gymnasium uses.									
BUSINESS RATES:	To be advised.									
LEASE:	The property is offered on a brand new effective full repairing and insuring Lease for a term of five years and upwards.									
RENT:	£15,000 per annum exclusive									
EPC:	The property has an Energy Performance Asset Rating of B36									
LEGAL COSTS:	Each party to cover their own legal costs.									
VIEWING:	By appointment only with Sole Agents, Wallakers Commercial on 020-8399-5381.									
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com									