

PROMINENT SHOP/OFFICE TO LET IN SURBITON



99B Ewell Road, Surbiton, Surrey, KT6 6AH

Type

Prominent mainly single storey shop/office premises

Area

Net Internal Area – 455 square feet (42 square metres)

Rent

£13,000 per annum exclusive

Business Rates

Nil rates payable for 2023/24

Lease

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

Further Details/Viewing

Please contact Seamus or Carlie on 020 8399 5381 (Option 2)

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

LOCATION:	The property fronts the A240 Ewell Road between Kingston upon Thames and the A3 at Tolworth and is situated close by to the junction with Oakhill Crescent opposite the entrance to Surbiton Health Centre. The premises is also a short walk from Surbiton BR Station with its regular services to London Waterloo (19 minutes).
DESCRIPTION:	<p>A mainly single storey ground floor shop/office premises comprising the following areas/dimensions:</p> <p>Net Frontage – 17 feet (5.2 metres)</p> <p>Shop Depth – 30 feet (9.1 metres)</p> <p>Net Internal Area – 455 square feet (42 square metres)</p> <p>Features include:</p> <ul style="list-style-type: none">* Modern aluminium framed and glazed display frontage* Prominent shop fascia sign with illumination* Modern suspended tiled ceiling with diffused lighting system* Full security alarm system* Rear washroom facility
PLANNING:	The property falls under the Planning Use Class 'E' which includes Retail, Restaurant, Office, Medical and Gymnasium uses.
BUSINESS RATES:	Nil Business Rates payable for the premises for the current rating year subject to eligibility for Small Business Rates Relief.
ENERGY PERFORMANCE CERTIFICATE:	An EPC has been commissioned and will be made available to interested applicants.
TERMS:	The property is offered on a brand new full repairing and insuring Lease for a term of five years and upwards and outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II.
RENT:	£13,000 per annum exclusive.
LEGAL COSTS:	Each party to cover their own legal costs.
VIEWING:	<p>Strictly by appointment with Sole Agents, Wallakers Commercial on telephone 020 8399 5381.</p> <p>Seamus Mullaney: smullaney@wallakerscommercial.com</p> <p>Carlie Sandys: csandys@wallakerscommercial.com</p>

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.
