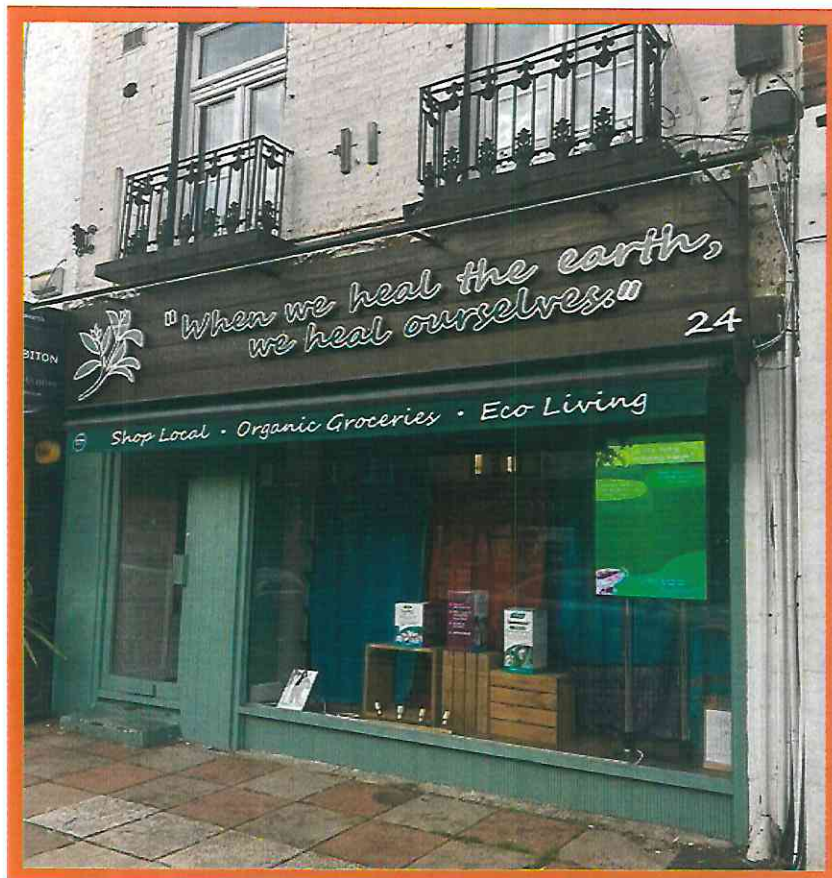


## **SURBITON TOWN CENTRE SHOP/OFFICE PREMISES TO LET**



**24 Brighton Road, Surbiton, Surrey KT6 5PQ**

**Location**

A prominent trading position in Surbiton Town Centre situated at the junction of Brighton Road with Victoria Road.

**Type**

A modern Shop/Office premises with front forecourt area.

**Rent**

£20,000 per annum exclusive.

**Lease**

A brand new full repairing and insuring Lease for a term of years to be agreed.

**Area**

Net Internal Area – 580 square feet (53.9 square metres).

**Legal Costs**

Each party to cover their own legal costs.

**Further Details/Viewings**

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

[smullanev@wallakerscommercial.com](mailto:smullanev@wallakerscommercial.com) [csandys@wallakerscommercial.com](mailto: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 are not intended to constitute an offer or an invitation to treat.

69 Victoria Road Surbiton Surrey KT6 4NX T: 020 8399 5381

[www.wallakerscommercial.com](http://www.wallakerscommercial.com)

**24 Brighton Road, Surbiton, Surrey KT6 5PQ**

- LOCATION:** The shop is prominently situated in Surbiton Town Centre near the junction of Victoria Road with Brighton Road opposite the main pedestrian crossing. Nearby traders include KFC, Vet4Life and Pizza Hut Delivery.
- DESCRIPTION:** A ground floor Retail Shop/Office premises with front paved forecourt area and comprising the following areas and dimensions:
- Net Frontage – 17' (5.18m)
- Shop Depth – 29' (8.84m)
- Front Sales Area – 400 square feet (37.2 square metres)
- Rear Office – 150 square feet (13.9 square metres)
- Kitchen/Staff Area – 30 square feet (2.8 square metres)
- Net Internal Area – 580 square feet (53.9 square metres)**
- Features include:
- \* Modern timber framed and glazed display window frontage;
  - \* Prominent illuminated fascia sign;
  - \* Suspended ceiling with modern spotlight fittings;
  - \* Modern timber-boarded and carpeted floor coverings;
  - \* Security alarm system;
  - \* Additional front forecourt area;
  - \* Usage of section of small rear yard;
  - \* Rear kitchen/staff area;
  - \* Small washroom facility.
- PLANNING:** The property falls under the new Planning Use Class 'E' to include shops, offices, cafes and leisure uses.
- BUSINESS RATES:** The annual business rates payable for the year ending 31<sup>st</sup> March 2024 are £9,855.
- LEASE:** A brand new effective full repairing and insuring Lease is available for a minimum term of three years and upwards.

**RENT:** £20,000 per annum exclusive.

**EPC:** An EPC 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 on 020 8399 5381.

Seamus Mullaney: [smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)

Carlie Shenton: [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)