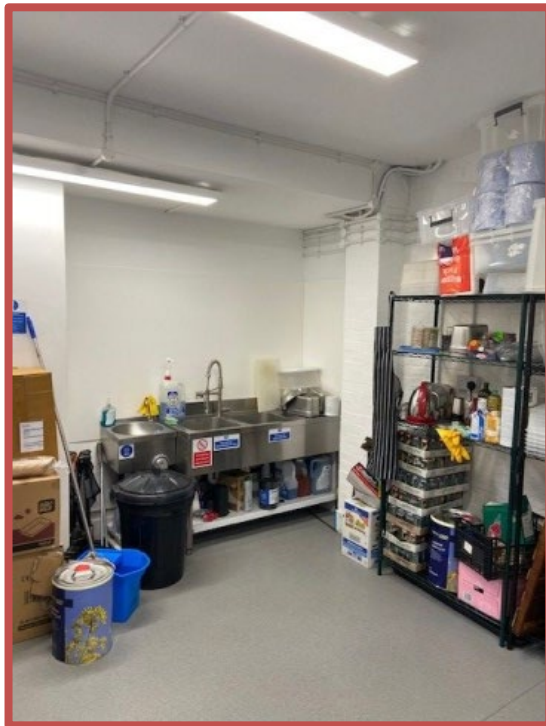


## FULLY FITTED COLD FOOD PREPARATION ROOM/STORE TO LET (ON FLEXIBLE LEASE TERMS)



**Cold Food Preparation Room, Rear of 312 Ewell Road, Surbiton, Surrey KT6 7AL**

### **Type**

A fully fitted Cold Food Preparation Room/Store.

**NB:** A Skandia Walk-in Cold Store and Freezer unit is available to purchase from the outgoing Tenant by private negotiation.

### **Area**

Net Internal Area – 250 square feet (23.2 square metres).

### **Lease**

The room is available on an internal repairing and insuring Lease for a term of twelve months and upwards.

### **Rent**

£11,700 per annum exclusive (£975 per calendar month).

### **Further Details/Viewing**

Please contact Wallakers Commercial on 020 8399 5381.

**[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)** or **[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, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.*

## Cold Food Preparation Room, Rear of 312 Ewell Road, Surbiton, Surrey KT6 7AL

---

- LOCATION:** The property is situated to the rear of a neighbourhood parade of shops fronting the A240 Ewell Road between Surbiton and Tolworth nearby to the junction with Douglas Road.
- DESCRIPTION:** A cold food preparation room and store with small washroom facility and shared rear access and lobby area.
- The room has a Net Internal Area of 250 square feet and currently has a large Walk-in Skandia Cold Store and Freezer unit installed within it. **NB: This Cold Store and Freezer unit is available for sale by private negotiation with the outgoing Tenant.**
- Features include:
- \* Stainless steel double sink unit
  - \* Stainless steel counter
  - \* Modern commercial vinyl floor covering
  - \* Private washroom facility accessed off the shared entrance lobby
  - \* Rear vehicular access for deliveries/unloading
  - \* Modern LED light fittings installed throughout
  - \* Good natural light
- PLANNING:** We understand the premises currently has Planning Consent for Cold Food Preparation only which falls under Class 'E' of the Use Classes Order 1987 as amended.
- LEASE:** The premises is available on a new internal repairing and insuring Lease for a term of twelve months and upwards.
- RENT:** £11,700 per annum exclusive (£975 per calendar month).
- LEGAL COSTS:** Each party to cover their own legal costs.
- EPC:** A Commercial Energy Performance Certificate has been commissioned and will be made available to interested parties.
- FURTHER DETAILS/VIEWING:** Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.
- Seamus Mullaney:  
[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)
- Carlie Sandys:  
[csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)