

FRONTING BUSY ROAD IN SURBITON PIZZA TAKEAWAY PREMISES

NEW LEASE AVAILABLE



124 Ewell Road, Surbiton, Surrey KT6 6HA

Location

The premises are situated prominently fronting the busy A240 Ewell Road and a short walk away from the Railway Station.

Type

A corner end of terrace Pizza Takeaway Shop arranged over the ground and basement floors.

Area

Net Internal Area - 450 square feet

Planning

Sui Generis (Hot Food and Takeaway)

Lease

A new full repairing and insuring Sub-Lease for a term of 15 years

Price

£20,000

Premium

Offers in the region of £100,000 for the benefit of the new Lease, fixtures, fittings, furniture and Goodwill

Further Details/Viewing

Please contact 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.

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

www.wallakerscommercial.com

LOCATION:	The premises are situated prominently fronting the A240 Ewell Road in Surbiton and a short walk away from the Railway Station.
DESCRIPTION:	<p>A corner end of terrace Pizza Takeaway shop arranged over the ground and basement floors and providing the following dimensions/areas:</p> <p>Net Frontage – 15’</p> <p>Return Frontage – 16’</p> <p>Shop Depth – 22’ 6”</p> <p>Ground Floor Sales Area – 275 square feet</p> <p>Basement Ancillary – 175 square feet</p> <p>Net Internal Area – 450 square feet</p> <p>Plus Small Washroom Facility in Basement</p> <p>Features include:</p> <ul style="list-style-type: none">• Fully fitted Pizza Takeaway (Inventory will be provided upon request)• Modern tiled flooring throughout• Prominent fascia signage
PLANNING:	Sui Generis (Hot Food and Takeaway).
BUSINESS RATES:	Nil business rates payable for the year ending 31 st March 2025 subject to eligibility for Small Business Rates Relief.
LEASE:	A brand new full repairing and insuring Sub-Lease for ten/fifteen years is offered.
RENT:	£20,000 per annum exclusive
PREMIUM:	Offers in the region of £100,000 for the benefit of the new sub-lease, fixtures, fittings, furniture and goodwill.
EPC:	An Energy Performance Certificate has been commissioned and will be made available to interested applicants.
LEGAL COSTS:	Each party to cover their own legal costs.
FURTHER DETAILS/ VIEWING:	<p>Strictly by appointment only with Sole Agents, Wallakers Commercial 020 8399 5381.</p> <p>Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com</p>

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