

SHOP/OFFICE PREMISES CLOSEBY TO BERRYLANDS RAILWAY STATION NEW LEASE AVAILABLE



150 Chiltern Drive, Berrylands, Surbiton, Surrey KT5 8LS

Type

Shop/Office premises closeby to Berrylands Station (London Waterloo 27mins).

Area

Net Internal Area – 325 square feet (30 square metres)

Lease

A brand new Lease for a term of three years and upwards is offered.

Business Rates

Nil Business Rates Payable

Rent

£13,000 per annum exclusive

Further Details/Viewing

Please contact Seamus Mullaney or Carlie Sandys 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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www.wallakerscommercial.com

LOCATION:	The property is situated an attractive parade of neighbourhood shops serving the established residential district of Berrylands and close by to Berrylands BR Station with its regular services to London Waterloo (27mins). There is free on street parking directly outside the shop.
DESCRIPTION:	<p>A Retail Shop/Office premises comprising a Net Internal Area of 325 square feet (30 square metres).</p> <p>Features include:</p> <ul style="list-style-type: none">* Modern steel framed and glazed window display frontage* Large illuminated shop fascia sign across window frontage* Suspended ceiling with modern lighting* Modern tile floor covering* Rear small tea making area* Rear washroom facility* Ample free on street parking directly outside the shop
PLANNING:	The property has the benefit of Planning Use Class 'E'(including Shop, Office, Café). Applicants interested in possible change of use should make initial enquiries to the Local Planning Department at Kingston on 020 8547 5332.
BUSINESS RATES:	Nil Business Rates Payable (Subject to eligibility for Small Business Rates Relief).
EPC:	Energy Efficiency Rating of C71.
LEASE:	A brand new Lease for a term of three years and upwards is available.
RENT:	£13,000 per annum exclusive.
LEGAL COSTS:	The incoming Assignee/Tenant to be liable all legal costs in this matter.
FURTHER DETAILS/VIEWING:	Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Shenton: csandys@wallakerscommercial.com