wallakers commercial

chartered surveyors and commercial property consultants

PROMINENT SHOP PREMISES
LOCATED ON THE BUSY EWELL ROAD BETWEEN SURBITON AND TOLWORTH

TO LET



245 Ewell Road, Surbiton, Surrey KT6 7AA

Type

Retail Shop Premises with Class 'E' Use.

Area

Net Internal Area – 455 square feet (42.3 square metres)

Rent

£15,000 per annum exclusive.

Business Rates

Nil Business Rates for the year ending 31st March 2027

Lease

A brand new full repairing and insuring Lease for a minimum term of five years and upwards.

Further Details/Viewing

Please contact Wallakers Commercial on 020-8399-5381.

Seamus Mullaney:
smullaney@wallakerscommercial.com
Carlie Sandys:
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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LOCATION: The property is prominently situated in a small parade of shops fronting the A240 Ewell Road close by to the junction with Hollyfield Road and within easy walking distance of Surbiton Town and Railway Station.

DESCRIPTION: A ground floor retail shop premises with a small rear yard and comprising the following areas/ dimensions:

Net Frontage – 15' (4.57m)

Shop Depth – 30' (9.14m)

Net Internal Area – 455 square feet (42.3 square metres)

Features include:

- Prominent shop fascia sign and canopy;
- Attractive timber and glazed display window frontage;
- Suspended panel ceiling with diffused lighting fitments;
- Rear washroom facility;
- Rear tea room facility;
- Small enclosed rear yard with pedestrian access from side road.

PLANNING: The property has the benefit of Class 'E' Use to include retail, office and café/ restaurant uses.

BUSINESS RATES: Nil Business Rates payable for the year ending 31st March 2027.

LEASE: The premises are offered on a brand new full repairing and insuring Lease for a minimum term of five years and upwards.

RENT: £15,000 per annum exclusive.

EPC: An Energy Performance Certificate has been commissioned and will be made available to interested parties.

LEGAL COSTS: Each party to cover their own legal costs.

FURTHER DETAILS/VIEWING: By application to Wallakers Commercial on 020-8399-5381.

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