wallakers commercial

chartered surveyors and commercial property consultants

Between Surbiton and Kingston Town Centres
Class 'E' Shop/Office Premises To Let



38 Surbiton Road, Kington, Surrey, KT1 2HX

Type

A modern Retail Shop in a prominent location with Basement stores arranged over two floors.

Lease

The premises are offered on a brand new effective full repairing and insuring Lease for a term of three years and upwards.

Area

Net Internal Area – 875 square feet (81.28 square metres).

Annual Rent

£16,500 per annum exclusive.

Planning

Class 'E' Planning Use including Retail, Office and Restaurant.

Business Rates

Annual Business Rates payable for the year ending 31st March 2027 are approximately £5,539.

Further Details/Viewing

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

smullaney@wallakerscommercial.com or csandys@wallakerscommerical.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

38 Surbiton Road, Kingston upon Thames, Surrey KT1 2HX

LOCATION: The shop occupies a prominent corner and end of terrace position in a small parade fronting Surbiton Road near its junction with Penrhyn Road and close by to Kingston University and Surrey County Council Offices.

DESCRIPTION: A modern retail shop premises with basement stores arranged over two floors and offering the following areas/dimensions:

Net Frontage	-	18 ft (5.49m)
Shop Depth	-	29 ft (8.84m)
Ground Floor Sales	-	450 sq ft (41.8 sq m)
Basement Storage	-	425 sq ft (39.48 sq m)
Net Internal Area	**-**	**875 square feet (81.28 sq m)**

Features include:

- Attractive arched window display frontage.
- Prominent fascia display sign over.
- Parking bays directly outside.
- Cool air system to shop ceiling.
- Gas fired central heating with radiators.
- Two large basement storage rooms (one with natural light)
- Modern laminate timber floor covering to shop

PLANNING: Class 'E' Use to include Shop, Office, Café etc. Applicants interested in alternative uses should make initial enquiries to the Planning Department at Kingston Council on 020 8547 5332.

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

RENT: **£16,500** per annum exclusive.

BUSINESS RATES: The annual business rates payable for the year ending 31st March 2027 are £5,539. This annual liability can be further reduced by application to the Local Authority for Small Business Rates Relief.

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

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

VIEWING/FURTHER DETAILS: By application to Sole Agents, Wallakers Commercial on 020 8399 5381.

Seamus Mullaney: smullaney@wallakerscommercial.com
Carlie Sandys: csandys@wallakerscommercial.com

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