

**- FRONTING BUSY ROAD IN SURBITON -
RETAIL SHOP/OFFICE
TO LET**



114 Ewell Road, Surbiton, KT6 6HA

Type

Prominent Retail Shop/Office fronting the busy A240 Ewell Road in Surbiton.

Lease

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

Rent

£13,000 per annum exclusive.

Area

Net Internal Area – 600 square feet (56 square metres)

Business Rates

To be reassessed.

Further Details/Viewing

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381

smullaney@wallakerscommercial.com
csandys@wallakerscommercial.com

114 Ewell Road Surbiton Surrey, KT6 6HA

LOCATION: The shop is located on the busy A240 Ewell Road closeby to the junction with Oakhill Crescent. Surbiton Town Centre and Railway Station are a short walk away.

DESCRIPTION: A newly created Retail Shop/Office premises comprising the following areas/dimensions:

The property offers the following areas/dimensions: -

Gross Frontage	–	4.4 Metres	(14'4")
Return Frontage	–	3.2 Metres	(10'8")
Shop Depth	–	13 Metres	(42'8")

Net Internal Area –600 Square Feet (56 Square Metres)

Features include: -

- * Prominent display frontage
- * Large fascia over
- * New LED lighting and sockets to be installed
- * New Washroom and Tea Making facility to be installed

N.B. The neighbouring shop is also available to let at an asking rental of £15,000 per annum exclusive comprising Net Internal Area of 700 Square Feet.

PLANNING: Planning Use 'E' to include shops, Shop/Office, Restaurant/Café. (N.B. Hot Food/Takeaway uses are not permitted).

BUSINESS RATES: To be reassessed.

LEASE: The shop is offered on a brand new full repairing and insuring Lease for a minimum term of three years and upwards.

RENT: **£13,000** per annum exclusive

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

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

**FURTHER DETAILS/
VIEWING:**

Strictly by appointment only with Sole Agents, Wallakers Commercial 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.
