

## NEWLY FORMED SHOP/OFFICE TO LET



**116 Ewell Road, Surbiton, KT6 6HA**

**Type**

Newly FORMED Retail/Office available to let on the busy A240Ewell Road in Surbiton.

**Lease**

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

**Rent**

£15,000 per annum exclusive.

**Area**

Net Internal Area – 700 square feet (65 square metres)

**Business Rates**

To be reassessed.

**Further Details/Viewing**

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381

**[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)**  
**[csandys@wallakerscommercial.com](mailto: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.

<b>LOCATION:</b>	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.												
<b>DESCRIPTION:</b>	<p>A newly created Retail Shop/Office premises comprising the following areas/dimensions:</p> <p>The property offers the following areas/dimensions: -</p> <table><tr><td>Gross Frontage</td><td>–</td><td>4.3 Metres</td><td>(14'1")</td></tr><tr><td>Net Frontage</td><td>–</td><td>3.25 Metres</td><td>(10'8")</td></tr><tr><td>Shop Depth</td><td>–</td><td>13 Metres</td><td>(42'8")</td></tr></table> <p><b>Net Internal Area –700 Square Feet (65 Square Metres)</b></p> <p>Features include: -</p> <ul style="list-style-type: none"><li>* Prominent display frontage</li><li>* Large fascia over</li><li>* New LED lighting and sockets to be installed</li><li>* New Washroom and Tea Making facility to be installed</li><li>* New Kitchen/Staffroom facility to be reinstalled</li><li>* Rear door access.</li></ul> <p><b>N.B. The neighbouring shop is also available to let at an asking rental of £13,000 per annum exclusive comprising Net Internal Area of 600 Square Feet.</b></p>	Gross Frontage	–	4.3 Metres	(14'1")	Net Frontage	–	3.25 Metres	(10'8")	Shop Depth	–	13 Metres	(42'8")
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<b>PLANNING:</b>	Planning Use 'E' to include shops, Shop/Office, Restaurant/Café. (N.B. Hot Food/Takeaway uses are not permitted).												
<b>BUSINESS RATES:</b>	Nil Business Rates payable subject to eligibility for Small Business Rates Relief.												
<b>LEASE:</b>	The shop is offered on a brand new full repairing and insuring Lease for a minimum term of three years and upwards.												
<b>RENT:</b>	<b>£15,000</b> per annum exclusive												
<b>EPC:</b>	An EPC has been commissioned and will be made available to interested parties.												
<b>LEGAL COSTS:</b>	Each party to cover their own legal costs.												
<b>FURTHER DETAILS/ VIEWING:</b>	Strictly by appointment only with Sole Agents, Wallakers Commercial 020 8399 5381												
	Seamus Mullaney: <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a> Charlie Sandys: <a href="mailto:csandys@wallakerscommercial.com">csandys@wallakerscommercial.com</a>												