

CLOSE TO A3/ACE OF SPADES RETAIL SHOP TO LET



149 Hook Road, Surbiton, Surrey KT6 5AR

Location

Within a small parade of neighbourhood shops fronting the Hook Road near the Ace of Spades roundabout junction with the A3.

Type

A ground floor retail shop/office premises with rear car parking space.

Area

Net Internal Area – 425 square feet (39.5 square metres).

Lease

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

Rent

£11,500 per annum exclusive.

Further Details/Viewing

Please contact Wallakers Commercial on 020-8399-5381.

smullaney@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 premises is situated in a small parade of neighbourhood shops, cafes and offices with free on street parking directly outside fronting the busy A243 Hook Road near its junction with the A3/Ace of Spades roundabout.
DESCRIPTION:	<p>A ground floor retail shop premises with rear car parking space and comprising the following areas/dimensions:</p> <p>Net Frontage – 17' (5.18 metres)</p> <p>Shop Depth – 29' 3" (8.9 metres)</p> <p>Net Internal Area – 425 square feet (39.5 square metres)</p> <p>Features include:</p> <ul style="list-style-type: none">* Rear car parking space;* Rear access for unloading;* Security shutters installed to display frontage;* Aluminium glazed display shop frontage;* Suspended ceiling with diffused lighting system;* Tiled floor throughout;* Small kitchenette and washroom facilities;
PLANNING:	The property falls under the new Planning Use Class 'E'.
BUSINESS RATES:	Nil Business Rates payable subject to eligibility for Small Business Rates Relief.
EPC:	An Energy Performance Certificate has been commissioned and will be made available to interested parties.
LEASE:	The premises are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.
RENT:	£11,500 (Twenty Thousand Pounds) per annum exclusive.
LEGAL COSTS:	Each party to cover their own legal costs.
FURTHER DETAILS/VIEWING:	<p>Strictly by appointment with Landlords Sole Agents, Wallakers Commercial on 020-8399-5381.</p> <p>Seamus Mullaney: smullaney@wallakerscommercial.com</p>