



PROMINENT RETAIL SHOP/OFFICE TO LET



255 Ewell Road, Surbiton, Surrey KT6 7AA

Type

Ground floor retail shop/office with small rear yard.

Rent

£13,000 per annum exclusive

Lease

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

Legal Costs

Each party to cover their own legal costs

Area

Net Internal Area of 455 square feet (43.3 square metres)

Business Rates

Nil Rates payable (Subject to Small Business Rates Relief)

Planning

Use Class 'E' Including Shop, Office, Café, Restaurants.

Further Details/Viewing

Please contact Seamus Mullaney or Carlie Sandys on 020 8399 5381

smullaney@wallakerscommercial.com or 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.

LOCATION:	The property occupies a prominent trading position in a busy neighbourhood parade of shops fronting the A240 Ewell Road close to its junction with Hollyfield Road and between Surbiton and Tolworth Town Centres.
DESCRIPTION:	<p>A ground floor retail shop/office with small rear yard area and comprising the following areas/dimensions:</p> <p>Net Frontage – 15' 6" (4.72 metres) Shop Depth – 30' (9.1 metres) Net Internal Area – 455 square feet (42.3 square metres)</p> <p>Features include:</p> <ul style="list-style-type: none">• Prominent shop fascia sign with canopy.• Attractive timber and glazed display frontage.• Suspended ceilings with diffused lighting fittings.• Rear washroom facility.• Small tea making area.• Small rear yard area with pedestrian access.
PLANNING:	The property falls under the new 'E' Planning Use Class 'which includes Retail, Restaurant, Office, Medical and Gymnasium uses.
BUSINESS RATES:	Nil rates payable subject to eligibility for Small Business Rates Relief.
LEASE:	The premises are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.
RENT:	£13,000 per annum exclusive.
EPC:	Energy Performance Asset Rating – D 83
LEGAL COSTS:	Each party to cover their own legal costs.
FURTHER DETAILS/ VIEWING:	<p>Further details by application to Sole Agents, Wallakers Commercial on 020 8399 5381.</p> <p>Seamus Mullaney smullaney@wallakerscommercial.com</p> <p>Carlie Sandys csandys@wallakerscommercial.com</p>