

## **SURBITON TOWN CENTRE RETAIL SHOP TO LET**



**30 Brighton Road, Surbiton, Surrey KT6 5PQ**

### **Type**

An attractive retail shop premises occupying a prominent trading position in Surbiton Town Centre.

### **Lease**

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

### **Rent**

£22,000 per annum exclusive

### **Area**

Net Internal Area – 820 square feet (76 square metres).

### **Business Rates**

£8,704 (2022/23).

### **Further Details/Viewing**

Please contact Wallakers Commercial on 020 8399 5381

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

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<b>LOCATION:</b>	The shop is situated in an excellent trading position within Surbiton Town Centre fronting the busy Brighton Road close by to its junction with Victoria Road.
<b>DESCRIPTION:</b>	<p>An attractive retail shop premises with modern glazed display frontage and prominent fascia sign over.</p> <p>The shop offers the following areas/dimensions:</p> <p>Gross Frontage – 14'</p> <p>Shop Depth – 32'</p> <p><b>Net Internal Area – 820 square feet (76 square metres)</b></p> <p>Features include:</p> <ul style="list-style-type: none"><li>* Attractive glazed display frontage;</li><li>* Rear kitchenette area;</li><li>* Rear washroom facility;</li><li>* Access from rear shared pathway.</li></ul>
<b>PLANNING:</b>	Planning Use 'E' to include Shops, Shops/Offices, Restaurants/Cafés.
<b>BUSINESS RATES:</b>	The business rates payable for the year ending 31 <sup>st</sup> March 2023 are £8,704.
<b>LEASE:</b>	The shop is offered on a brand new effective full repairing and insuring Lease for a minimum term of three years and upwards.
<b>RENT:</b>	<b>£22,000</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 in this matter.
<b>FURTHER DETAILS/VIEWING:</b>	Strictly by appointment only with Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a>
	Carlie Sandys: <a href="mailto:csandys@wallakerscommercial.com">csandys@wallakerscommercial.com</a>

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