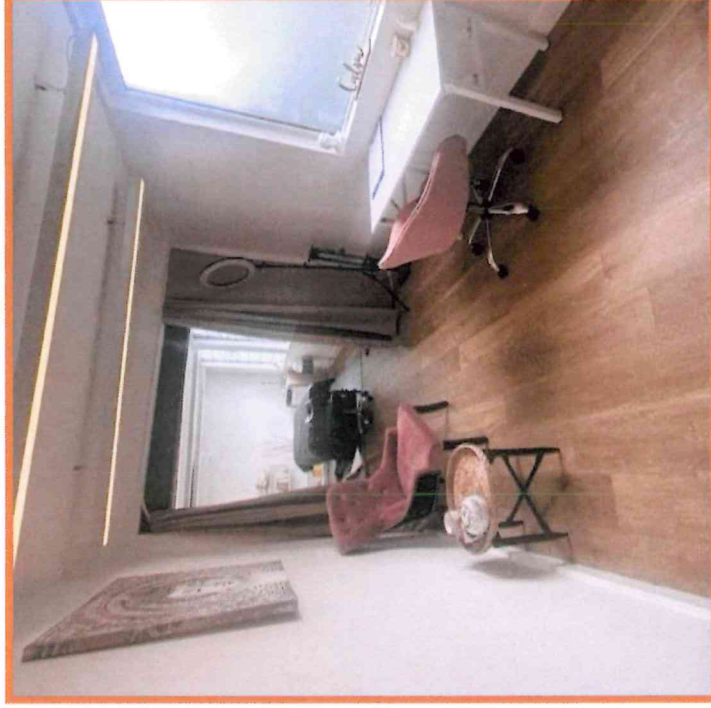


**BEAUTY THERAPY/STUDIO/OFFICE/MEETING  
ROOM/YOGA****TO LET**  
(Fully inclusive terms)**SURBITON TOWN CENTRE****Rear of 23-25 Brighton Road, Surbiton, Surrey, KT6 5LR****Type**

An attractive Beauty/Office room located within a popular Wellbeing Studio/Café in Surbiton Town Centre.

**Area**

Net Internal Area – 190 square feet  
(17.62 square metres).

**Rent**

£10,000 per annum inclusive of water, electric, business rates and buildings insurance.

**Legal Costs**

Each party to cover their own legal costs.

**Lease**

Available on an annual Lease Agreement for a term of twelve months and upwards.

**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.*

**Beauty Studio, 23-25 Brighton Road, Surbiton, Surrey KT6 5LR**

---

**LOCATION:**

Alcheme Wellbeing Gym and Café occupies a prominent trading position in Surbiton Town Centre fronting the A243 Brighton Road near its junction with the main retail thoroughfare of Victoria Road and closeby to Surbiton Train Station (19 minutes London Waterloo).

**DESCRIPTION:**

An attractive private Beauty Studio Room within a popular Gym comprising:

The room comprises the following areas/dimensions:

Studio Width – 7.4’ (2.2 m)

Studio Depth – 26’ (7.9 m)

**Net Internal Area: 190 Square Feet (17.62 square metres)**

Features include:

- \* Warm/Cool Air Conditioning unit
- \* Modern laminate wood flooring
- \* Wash hand basin
- \* Good natural lighting
- \* Attractive stained glass windows
- \* Shared use of locker rooms, shower room and washroom facility

**USE:** The Studio would suit Beauty and Therapy type uses as well as Office/Meeting Room and Yoga/Pilates type activities.

**EPC:** Energy Performance Asset Rating of C 70.

**LEASE:** Available on a Lease Agreement for a minimum term of twelve months and upwards.

**RENT:** £10,000 per annum fully inclusive of business rates, buildings insurance and utility bills.

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

**FURTHER DETAILS/VIEWING:** Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.

Seamus Mullaney: [smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)  
Carlie Shenton: [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)