

## OPPOSITE BERRYLANDS RAILWAY STATION RETAIL SHOP/OFFICE (FORMER ESTATE AGENCY) TO LET



**168 Chiltern Drive, Berrylands, Surbiton, Surrey KT5 8LS**

**Type**

A shop/office premises with modern attractive display window frontage and fascia signage.

**Area**

Net Internal Area – 300 square feet (27.9 square metres).

**Lease**

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

**Business Rates**

Nil business rates payable.

**Rent**

£12,500 per annum exclusive.

**Legal Costs**

Each party to cover their own legal costs.

**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.

<b>LOCATION:</b>	The property is situated in an attractive parade of neighbourhood shops and offices serving the established residential district of Berrylands in Surbiton and directly opposite Berrylands Railway Station with its regular services to London Waterloo (35 minutes). There is free on street parking directly outside the shop.
<b>DESCRIPTION:</b>	<p>A ground floor shop/office premises comprising a <b>Net Internal Area of 300 square feet (27.9 square metres)</b>.</p> <p>Features include:</p> <ul style="list-style-type: none"><li>* Attractive glazed display window frontage with central entrance door.</li><li>* Prominent and deep shop fascia sign across display frontage.</li><li>* High ceilings to shop interior.</li><li>* Warm and Cool Air Conditioning unit installed.</li><li>* Small washroom facility</li></ul>
<b>PLANNING:</b>	Class 'E' to include Shops, Offices, Cafes, Gyms and Clinics.
<b>BUSINESS RATES:</b>	Nil business rates payable for the current Rating year and subject to Small Business Rates Relief eligibility.
<b>EPC:</b>	Energy Performance Asset Rating – C55
<b>LEASE:</b>	The premises are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.
<b>RENT:</b>	£12,500 per annum exclusive.
<b>LEGAL COSTS:</b>	Each party to cover their own legal costs.
<b>FURTHER DETAILS/ VIEWING:</b>	<p>Strictly by appointment only with Sole Agents, Wallakers Commercial 020 8399 5381.</p> <p>Seamus Mullaney: <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a> Carlie Sandys: <a href="mailto:csandys@wallakerscommercial.com">csandys@wallakerscommercial.com</a></p>

**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.*

---