



SURBITON TOWN CENTRE

FREEHOLD SHOP/SALON FOR SALE (POTENTIAL FOR CONVERSION TO RESIDENTIAL HOUSE/FLATS STP)



Location

The property is centrally situated in Surbiton Town Centre opposite Surbiton Plaza and closeby to Surbiton Train Station. Local traders include: Sainsburys, Superdrug and Cook.

Type

A two storey semi-detached building comprising a ground floor beauty salon with Four Rooms with Net Internal Floor Area of 50 Square Metres (540 Square Feet).

The First Floor comprises Two Rooms, Kitchenette and Bathroom.

Terms

The Freehold Interest is offered for sale with full vacant possession.

Asking Price

£550,000

Further Details

Please contact Sole Agents Wallakers Commercial on 020 8399 5381.

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10 St Marys Road, Surbiton, Surrey, KT6 4JG

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LOCATION: The property is centrally located just off Victoria Road in Surbiton Town Centre opposite Surbiton Plaza and a short walk away from Surbiton Train Station. Local traders nearby include: Sainsburys, Superdrug and Cook.

DESCRIPTION: A two storey semi-detached building which has been owner-occupied and trading as a beauty salon for a number of years.

Ground Floor (See indicative floor plan attached)

Four rooms plus washroom and shower cubicle. Net Internal Area of 50 Square Metres (540 Square Feet). Separate side entrance door, lobby and staircase leading to:

First Floor

Two rooms, kitchenette and bathroom/WC.

Exterior

To the rear of the property there is a small enclosed garden area with access from a private pathway leading down the side of the building.

Features include:

- Feature timber and glazed bay window display frontage
- Illuminated shop flag sign
- Fascia signage boarding over shop front
- Rear private garden with side pathway access
- Potential for conversion to a Residential house or flats subject to planning consent.
- Potential for conversion to a Live/Work unit subject to planning consent.

PLANNING: The ground floor commercial premises falls under Planning Use Class 'Sui Generis' (Beauty Salon).

We are of the opinion that there is considerable potential for the property to be converted to Residential use similar to the neighbouring housing/flats situated on St Marys Road and Cottage Grove and subject to full planning consent.

TERMS: The Freehold Interest in the property is offered for sale with full vacant possession.

BUSINESS RATES: Nil Business Rates payable for the current Rating Year 31st March 2025 and subject to eligibility for Small Business Rates Relief.

ASKING PRICE: **£550,000 Freehold.**

**ENERGY PERFORMANCE
CERTIFICATE:**

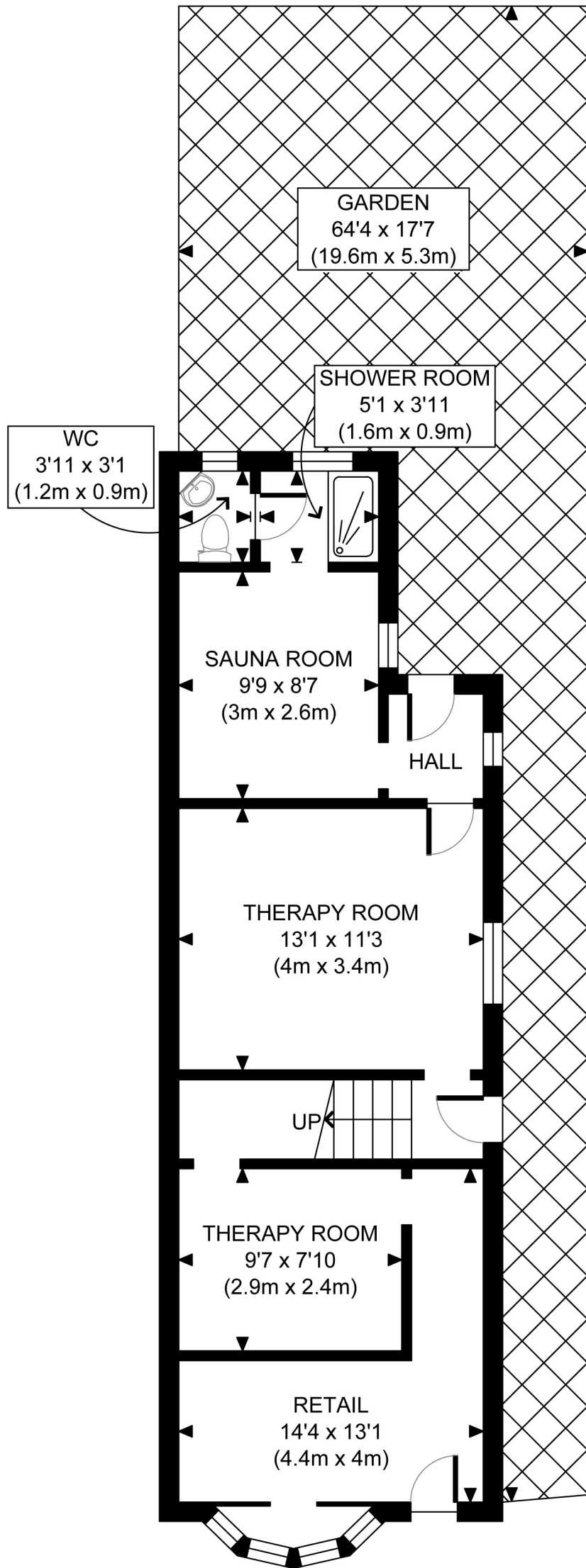
Energy Performance Rating – D84

**FURTHER DETAILS/
VIEWING:**

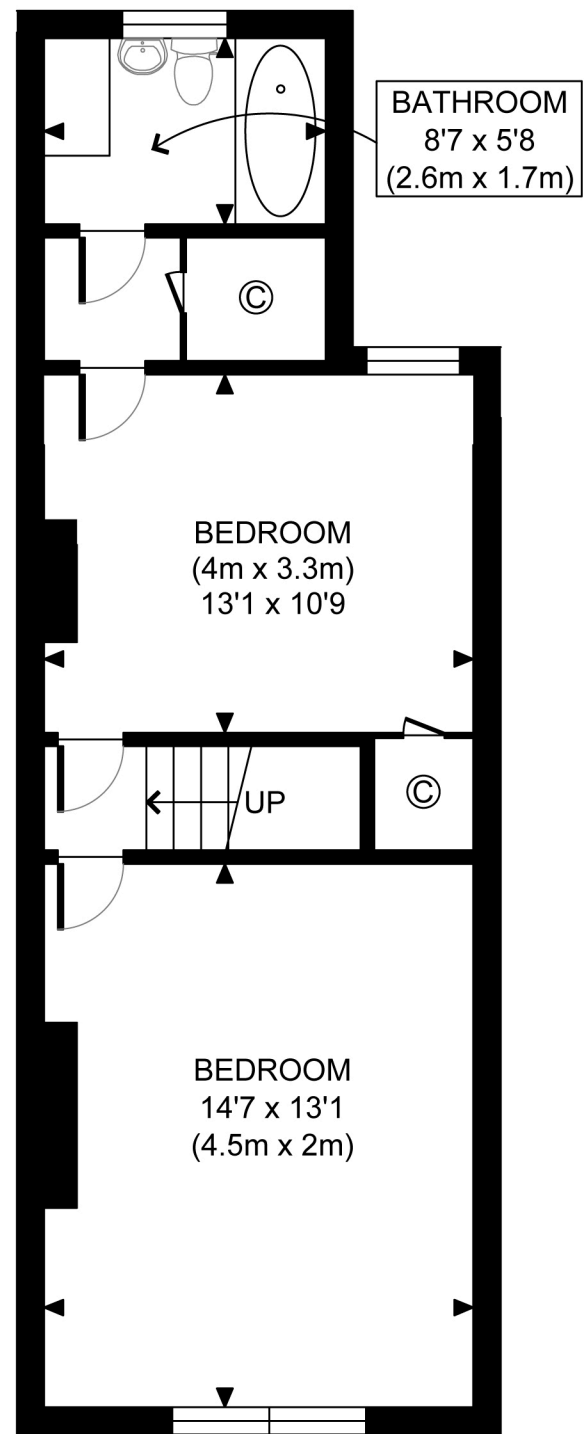
Strictly by appointment with Vendors Sole Agents, Wallakers Commercial on 020 8399 5381.

Seamus Mullaney: smullaney@wallakerscommercial.com


Carlie Sandys: csandys@wallakerscommercial.com



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 546 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 475 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 1021 SQ FT / 95 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>St Mary's Road</p>
	<p>date 30/06/23</p>
	<p>photoplan </p>