

CLOSE BY TO BERRYLANDS RAILWAY STATION

CLASS 'E' RETAIL SHOP/OFFICE

TO LET



156 Chiltern Drive, Berrylands, Surbiton, Surrey KT5 8LS

Type

A shop/office premises with newly installed display window frontage and prominent deep fascia sign board over.

Lease

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

Rent

£16,000 per annum exclusive.

Area

Net Internal Area – 520 square feet (48.3 square metres).

Business Rates

Nil business rates payable.

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

LOCATION: 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.

DESCRIPTION: A ground floor shop/office premises comprising a **Net Internal Area of 520 square feet (48.3 square metres)**.

Features include:

- * Newly installed attractive glazed display frontage with central entrance door.
- * Prominent and deep shop fascia sign across display frontage.
- * High ceilings to shop interior.
- * Laminate Flooring to shop area
- * LED Spotlight lighting
- * Warm and Cool Air Conditioning unit installed to front of shop
- * Rear access for loading purposes

PLANNING: Class 'E' to include Shops, Offices, Cafes, and Clinics.

BUSINESS RATES: Nil business rates payable for the current Rating year and subject to Small Business Rates Relief eligibility.

EPC: Energy Performance Asset Rating – C71

LEASE: The premises are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

RENT: £16,000 per annum exclusive.

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

FURTHER DETAILS/

VIEWING: Strictly by appointment only with Sole Agents, Wallakers Commercial 020 8399 5381.

Seamus Mullaney: smullaney@wallakerscommercial.com

Carlie Sandys: csandys@wallakerscommercial.com