

**SITUATED ON A BUSY ROAD BETWEEN  
SURBITON AND TOLWORTH  
CLASS 'E' SHOP PREMISES  
TO LET**



**249 Ewell Road, Surbiton, Surrey KT6 7AA**

**Type**

A ground floor Class 'E' shop premises which was formerly a Dry Cleaning Collection Store for a number of years.

**Rent**

£14,000 per annum exclusive.

**Lease**

The premises are available by way of a new Lease for a term of five years and upwards.

**Legal Costs**

Each party to cover their own legal costs.

**Areas**

Net Internal Area – 500 square feet  
(46.45 square metres)

**Business Rates**

Nil Business Rates.

**Planning**

Class 'E' to include retail shop, office, café and medical uses.

**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 prominently situated in a highly visible parade of shops fronting Ewell Road close by to its junction with Hollyfield Road and within a short walking distance of Surbiton Town Centre and Railway Station.
<b>DESCRIPTION:</b>	<p>A ground floor commercial shop premises which formerly traded as a Dry Cleaning (Collection only) premises for a number of years and which comprises the following areas/dimensions:</p> <p>Frontage – 16' (4.88m)</p> <p>Shop Depth – 41' (12.5m)</p> <p>Net Sales Area – 425 square feet (39.48 square metres)</p> <p>Rear Ancillary Stores – 75 square feet (6.97 square metres)</p> <p><b>Net Internal Area – 500 square feet (46.45 square metres)</b></p> <p><b><u>Features Include:</u></b></p> <ul style="list-style-type: none"><li>* Prominent shop fascia and retractable canopy signage;</li><li>* Attractive timber and glazed display window frontage with recessed entrance porch and door;</li><li>* Front customer area with laminate strip floor covering and sales counter;</li><li>* Small washroom facility;</li><li>* Small tea making area;</li><li>* Rear shared pedestrian access via Hollyfield Road.</li></ul>
<b>PLANNING:</b>	The property falls under Planning Use Class 'E' with permitted uses to include retail, office, café and medical uses.
<b>BUSINESS RATES:</b>	Nil Business Rates payable subject to Small Business Rates Relief eligibility.
<b>TERMS:</b>	The premises are offered on a brand new effective full repairing and insuring Lease for a term of five years and upwards.
<b>RENT:</b>	<b>£14,000</b> per annum exclusive.
<b>EPC:</b>	Energy Rating of C 71.
<b>LEGAL COSTS:</b>	Each party to cover their own legal costs.
<b>FURTHER DETAILS/VIEWING:</b>	By application to Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a> Carlie Shenton: <a href="mailto:csandys@wallakerscommercial.com">csandys@wallakerscommercial.com</a>