

SURBITON TOWN CENTRE PRIME RETAIL SHOP LEASE FOR ASSIGNMENT



23 Victoria Road, Surbiton, Surrey KT6 4JZ

Location

The shop is situated in a prime trading position on the main high street in Surbiton Town Centre. Nearby traders include Costa, McDonalds, M&S Simply Food and The Gym Group.

Areas

Ground Floor Gross Floor Area – 1,150 square feet (106.8 square metres)

Basement Storage – 510 square feet (47.4 square metres)

Total Gross Internal Floor Area – 1,660 square feet (154.2 square metres).

Type

A large retail shop premises with excellent display frontages and with a basement storage facility and rear enclosed Courtyard.

Lease

The shop is currently held on a full repairing and insuring Lease for ten years from 9th February 2024 (8 years approx. unexpired).

Rent

£35,000 per annum exclusive.

Further Details/Viewing

Strictly by appointment only via Sole Agents, Wallakers Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com or 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.

LOCATION:	The shop is situated in a prime trading position in Surbiton Town Centre fronting the main shopping thoroughfare of Victoria Road. Nearby traders include Costa, McDonalds, M & S Simply Food and The Gym Group.
DESCRIPTION:	<p>A large retail shop with recessed front entrance lobby and doors together with two feature glazed front window display areas plus a basement storage facility.</p> <p>The shop provides the following areas and layout:</p> <p>Gross Frontage – 17' (5.18m)</p> <p>Shop Depth – 80' (24.4m)</p> <p>Grounds Floor Gross Area – 1,150 square feet (106.8 square metres)</p> <p>Basement Storage Area – 510 square feet (47.4 square metres)</p> <p>Total Gross Internal Floor Area – 1,660 square feet (154.2 square metres)</p> <p>Features Include:</p> <ul style="list-style-type: none">* Attractive timber and glazed double display window frontage with recessed entrance lobby and entrance door;* Prominent and deep fascia signage over;* Modern tile floor covering and suspended panel ceilings incorporating spotlights and air conditioning units.* Rear washroom facility;* Rear kitchen/staff room area;* Full head-height basement storage area;* Rear enclosed Courtyard area.
PLANNING:	Planning Use Class 'E' to include Retail, Restaurant, Office, Medical and Educational Uses.
BUSINESS RATES:	£16,740 approx. for the Rating Year ending 31 st March 2027.
LEASE:	The shop is currently held on a full repairing and insuring Lease for ten years from 9 th February 2024 (8 years approx. unexpired).
OPTION TO BREAK:	There is a Tenants only option to break the Lease on the 8 th February 2029.
RENT:	£35,000 per annum exclusive.
EPC:	Energy Rating of B 47.
LEGAL COSTS:	The incoming Tenants to cover all legal costs in this matter
FURTHER DETAILS/VIEWING:	Strictly by appointment only via Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com