

CLASS E SHOP GROUND FLOOR AND BASEMENT

1,410 SQ FT (132 SQ M) APPROX

SUITABLE FOR OFFICE, SHOWROOM & MEDICAL USES

TO LET



45 SURBITON ROAD, KINGSTON UPON THAMES, SURREY KT1 2HG



LOCATION

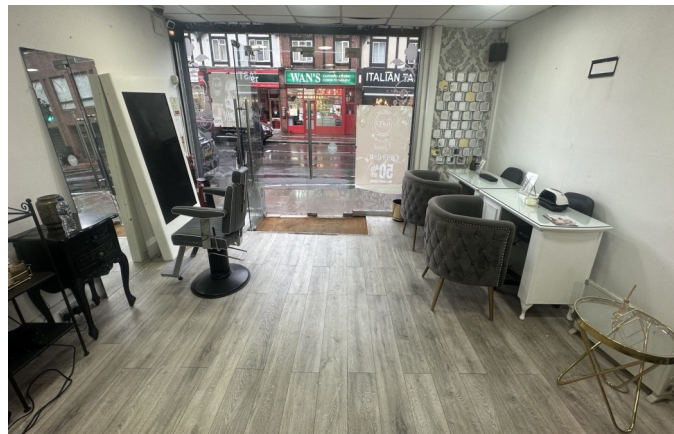
The property is situated in an established parade of shops on the east side of Surbiton Road just to the south of its junction with Riverside Close. Nearby retailers include Lebanese Express, Orindi's Café, Little Hunan, Latimers Estate Agents and Italian Taste.

DESCRIPTION

The property comprises a substantial ground floor shop with ancillary storage accommodation at basement level. The premises were previously occupied by a beauty salon however they can now be used for a variety of alternative uses within Class E.

ACCOMMODATION

Approximate Areas	SQ FT	SQ M
Ground	955	88.7
Basement	455	42.3
TOTAL	1410	131



TERMS

The property is available to let on a new full repairing & insuring lease for a term to be agreed.

RENT

£25,500 per annum exclusive.

BUSINESS RATES

Rateable Value £17,750.00

Rates Payable (26/27) £ 6,780.05

We strongly recommend that interested parties verify these figures with Kingston Borough Council

VAT

All rents and outgoings are exclusive of VAT if applicable.

USE

The property falls within Class E of the use classes order so can be used for a wide range of uses.

EPC

Rating D (85)

For viewings or for further information contact:

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Particulars updated: 05/02/26

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