



PROMINENT & SUBSTANTIAL CLASS E RETAIL UNIT - 300 SQ M
TO LET £115,000 PER ANNUM
73 VICTORIA ROAD SURBITON SURREY KT6 4NS





- APPROX.3,230 SQ.FT (300 SQ.M)
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- PRE LET OPPORTUNITY
- CLASS E - VARIOUS USES CONSIDERED

Location

Located a prominent position in the heart of Surbiton town centre, one of southwest London's most popular and well-connected suburban high-street locations. Victoria Road is characterised by a strong mix of national retailers, independent shops, cafés, restaurants, and essential services, all of which contribute to a consistently high footfall throughout the day.

The property is exceptionally well-located, sitting just a short walk from Surbiton Station, which provides fast and frequent rail services to London Waterloo in as little as 17 minutes, as well as regular connections to Wimbledon, Clapham Junction, Kingston, and the wider South West London network. Numerous local bus routes also operate along Victoria Road and the surrounding streets, ensuring excellent accessibility for customers and staff.

Description

The unit benefits from excellent frontage onto Victoria Road, providing strong visibility and exposure to the high levels of passing pedestrian and vehicular traffic. The accommodation is configured to provide an open-plan sales area to the front, with excellent ceiling heights, prominent shopfront glazing, and flexible internal layout options. The premises will form part of a mixed-use building and benefit from level access to the street, making the unit easily accessible for customers. On-street parking, loading bays, and nearby public car parks support convenient access for deliveries and visitors. The property offers a highly visible, adaptable, and well-located commercial unit in a thriving high-street environment, making it an excellent opportunity for occupiers seeking a prominent town-centre presence.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	300	3229
Total	300	3229
Floor to Ceiling Height	3.28	10.76ft

Rent

£115,000 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only CPI Linked rent reviews.

Timing

This is subject to the signing of an Agreement for Lease, following which vacant possession shall be provided within 18-24 months.

Service Charge

The landlord reserves the right to implement a service charge.

Rateable Value

The premises will need to be reassessed after the separation works have been completed, however interested parties should make their own enquiries of the VOA.

Local Authority

Royal Borough of Kingston upon Thames

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

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GROUND FLOOR



