



Rent £19,000 Per annum

Size 1,110 Square feet

Ref #3057

Address

Address: 95 Brighton Rd

Postcode: KT6 5NF

Town: Surbiton

Area: Surrey

Location

Within easy walking distance of Surbiton station, the town centre & river.

Description

New lease available.

The premises provide floor areas of approximately;

340 sq ft ground Floor (inc' disabled W.C.).

190 sq ft basement.

580 sq ft first floor.

1110 sq ft in total.

There is a further W.C. to the first floor and a single parking space in the rear courtyard will be demised.

Our client will consider permitting a tenant to sub let part of the premises and the property should suit a variety of uses under the E use class.

Please view only by prior appointment and do not disturb the current tenant.

General Information

Tenure:	Leasehold
Rent:	£19,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £17,250, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

Features

- ✓ Basement
- ✓ Close to river
- ✓ Close to station
- ✓ Demised parking
- ✓ Densely populated area
- ✓ Disabled toilet
- ✓ Early viewing recommended
- ✓ First floor
- ✓ Parking close by
- ✓ Viewings by appointment only

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





