



**Rent** £38,000 Per annum + VAT

**Size** 1,350 Square feet

**Ref** #3078

## Address

**Address:** 9, Coppergate Mews, Brighton Rd

**Postcode:** KT6 5NE

**Town:** Surbiton

**Area:** Surrey

## Location

Located within easy walking distance of Surbiton mainline station with its fast service to Waterloo. Surbiton town centre and the river are also close by and Brighton Road has metered parking.

## Description

Situated within a secure, gated courtyard just off Brighton Road, this modern three-storey property offers predominantly open-plan accommodation. The ground floor includes a kitchen facility, with WC facilities located on both the ground and second floors.

The building benefits from reverse cycle air conditioning, excellent natural light throughout, and the added advantage of a shared private rear courtyard with two allocated parking spaces.

Conveniently located near the River Thames and within easy reach of Surbiton mainline station, offering fast and frequent services to London Waterloo.

EPC Rating: D

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£38,000 Per annum + VAT
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £26,750 per annum, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ 'E' Use class
- ✓ Close to river
- ✓ Close to station
- ✓ Demised parking
- ✓ Early viewing recommended
- ✓ Entry phone

## 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



