



**Rent** £14,500 Per annum

**Size** 320 Square feet

**Ref** #3210

## Address

**Address:** 93 Brighton Road

**Postcode:** KT6 5NF

**Town:** Surbiton

**Area:** Surrey

## Location

The property is situated between the river and Surbiton town centre, and within easy walking distance of Surbiton Station with its fast service to Waterloo.

## Description

Lock up shop unit to let on a new lease for a term to be agreed.

The shop has been used for a Lash/Brow Bar for some years and is available immediately- also suitable for other uses within the E use class.

Approximately 320 sq ft Gross Internal Area.

There is a W.C. facility at the rear of the shop.

EPC band B.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£14,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £8,300, so full small business rates relief should apply, subject to the usual criteria.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Allocated parking
- ✓ Available immediately
- ✓ Close to river
- ✓ Close to station
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ Rates Relief should apply

## 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.







