



**Rent** £12,000 Per annum

**Size** 760 Square feet

**Ref** #3242

## Address

**Address:** 17 Queens Road

**Postcode:** KT12 5ND

**Town:** Hersham

**Area:** Surrey

## Location

Close to Hersham Green and a good range of local shops and coffee shops including Costa. Waitrose is also within easy walking distance.

## Description

The suite is self contained and measures a total of approximately 760 sq ft, including male and female toilets. The space is mostly open plan with a reception area/office to the front.

The property has most recently been occupied by office users, but should suit a variety of different uses under the E use class.

EPC Band - D

Please call us to arrange a viewing on 0207 117 2526.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£12,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ 'E' Use class
- ✓ 24/7 access
- ✓ Available immediately
- ✓ Character property
  
- ✓ New lease available

## 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.



