



Rent £10,200 Per annum

Size 377 Square feet

Ref #3247

Address

Address: 228 Tolworth Rise South

Postcode: KT5 9NB

Town: Surbiton

Area: Surrey

Location

Local parade fronting the busy Tolworth Rise South Road. On street parking available outside and close by.

Description

Low rent shop to let in this visually prominent location .

The property measures approximately 377 sq ft in total and has a partitioned room (former treatment room for beauty salon.) There is a small kitchenette space and WC to the rear.

The unit should suit a variety of uses under the E use class- early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	£10,200 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA websites states a R.V. of £7,000. The premises should therefore qualify for full SBR relief, subject to the usual criteria.
Lease details:	New FRI lease for a term to be agreed

Features

- ✓ Low passing rent
- ✓ New lease available
- ✓ Visually prominent
- ✓ Security shutter

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.

