





# Cotswood Kitchens

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**Rent** £25,000 Per annum

**Size** 624 Square feet

**Ref** #3251

## Address

**Address:** 11 Brighton Road

**Postcode:** KT6 5LX

**Town:** Surbiton

**Area:** Surrey

## Location

Excellent location close to the junction with Victoria Rd (High St) and within a short walk of Surbiton Station. The area has a good mix of long established independent traders along with Sainsbury's and other multiples.

## Description

This is an advert only - please click 'send us an enquiry' and your form will be sent directly to the current tenant.

Attractively presented showroom in a visually prominent location at the junction with Victoria Road with plenty of passing traffic and high footfall.

The showroom has an open plan layout with LVT flooring, W.C, and small kitchenette area to the rear.

The property benefits from air conditioning, basement storage and one allocated parking space to the rear.

EPC rating B.

## General Information

**Tenure:** Leasehold

**Rent:** £25,000 Per annum

**Legal fees:** Not specified

**Lease details:** Existing 5 year lease with two years remaining. Lease not inspected by Franklin Commercial, please verify.

## Features

- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ Basement
- ✓ Early viewing recommended
- ✓ On street parking

## 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.

