



**Rent** £30,000 Per annum

**Size** 900 Square feet

**Ref** #3261

## Address

**Address:** 9 Claremont Road

**Postcode:** KT6 4QR

**Town:** Surbiton

**Area:** Surrey

## Location

Prime position with nearby occupiers including, Waitrose, M & S Simply Food, Caffè Nero, Greggs, etc... High foot fall location very close to Surbiton Station.

## Description

Rent- Offers in excess of £30,000 p.a.

Opportunity to rent open plan shop premises on a new lease in high foot fall location. The shop measures approximately 900 sq ft and was previously occupied by Subway. The shop should suit a variety of different users under the 'E' use class.

Floor plan attached to details.

New lease terms to be agreed.

Awaiting EPC.

Viewings to be directed through Franklin Commercial - 0207 117 2526

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£30,000 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 rateable value of £21,250 payable at the prevailing rate.
<b>Lease details:</b>	New F.R.I. lease for a term to be agreed

## Features

- ✓ 'E' Use class
- ✓ Available immediately
- ✓ Close to many multiples
- ✓ Close to station
- ✓ Excellent trading location
- ✓ High footfall

## 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.







