



**Rent** £600 Per month

**Size** 172 Square feet

**Ref** #2908

## Address

**Address:** 75 Hook Road

**Postcode:** KT6 5AF

**Town:** Surbiton

**Area:** Surrey

## Location

Small local parade on busy main road between Hook and Surbiton town centre.

## Description

Available immediately, the shop was formerly a Barbers for many years and provides an advised gross area of approximately 170 sq ft including W.C.

There is space to park one car on the forecourt.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£600 Per month
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	New lease for a term to be agreed.

## 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

