



Rent £18,000 Per annum

Size 350 Square feet

Ref #2936

Address

Address: 36 Brighton Road

Postcode: KT6 5PQ

Town: Surbiton

Area: Surrey

Location

Within easy walking distance of the Mainline Station in a busy part of Surbiton close to KFC, ExCellar and Sainsburys. On street metered parking outside.

Description

The premises measure approximately 350 sq ft and will be let in a shell condition. There will be a kitchenette and disabled W.C. fitted for a Tenant.

A new shop front will also be fitted prior to lease completion.

Please note that hot food businesses are not suited to this property.

Please call or email us to arrange a viewing.

EPC pending completion of works.

General Information

Tenure:	Leasehold
Rent:	£18,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Lease details:	New lease for a term to be agreed.

Features

- ✓ Close to station
- ✓ Densely populated area
- ✓ Disabled toilet
- ✓ 'E' Use class
- ✓ Early viewing recommended
- ✓ Fantastic location
- ✓ 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

