



Rent £13,000 Per annum

Size 585 Square feet

Ref #3041

Address

Address: 156 Hersham Road

Postcode: KT12 5QJ

Town: Hersham

Area: Surrey

Location

Hersham Road is located just a few minutes drive from the 'Halfway' and Walton town centre. The shop is in a predominantly residential area with a local pub a few yards away and local school opposite. Hersham train station is also within walking distance.

Description

We are pleased to offer this self-contained ground floor unit with frontage directly onto the Hershams Road. The space should suit a variety of different uses under the 'E Use Class.'

The light and airy premises comprise shop area of approximately 252 sq ft with a room behind this measuring approximately 190 sq ft. The kitchen and W.C. off measures 76 sq ft and there is a room to the rear of approximately 78 sq ft which has a door to the fire escape through garden.

The property benefits from a forecourt area and should also benefit from small business rates relief, subject to the usual criteria.

Early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	£13,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V. of £8,100, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed

Features

- ✓ 'E' Use class
- ✓ Forecourt
- ✓ Parking close by

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.



