



**Rent** £30,000 Per annum + VAT

**Size** 1,060 Square feet

**Ref** #3139

## Address

**Address:** 41 Surbiton Road

**Postcode:** KT1 2HG

**Town:** Kingston Upon Thames

**Area:** Surrey

## Location

The property is situated between Surbiton and Kingston town centres at the junction with Penrhyn Road. Kingston University is close by and the immediate area comprises a mix of residential and commercial space including shops, restaurants and cafes. Kingston and Surbiton Stations are roughly equidistant and within walking distance, with the latter having a journey time to Waterloo of 18 minutes. There is metered parking in Surbiton Rd.

## Description

Available on a new lease at a commencing rent of £30,000 p.a.

The property comprises a ground floor shop/office with basement.

The space should suit a variety of occupiers falling within the E use class, including retail, office and certain former D1 uses, or coffee shops/cafes, but no extraction will be permitted.

The ground floor measures approximately 660 sq ft and the basement area approximately 400 sq ft, (ceiling height approx' 6'8").

There is no rear access to the unit.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£30,000 Per annum + VAT
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ 'E' Use class
- ✓ Basement
- ✓ Close to river
- ✓ Close to station
- ✓ Densely populated area
- ✓ Excellent trading location

## 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

