



**Rent** £13,000 Per annum

**Size** 540 Square feet

**Ref** #3390

## Address

**Address:** 342 Hook Rise North

**Postcode:** KT6 7LN

**Town:** Surbiton

**Area:** Surrey

## Location

Located on the slip road off the A3 towards London providing constant visibility to passing traffic. On street parking available outside for customers.

## Description

An excellent opportunity to rent a lock up commercial shop premises measuring approximately 540 sq ft, ideally suited to a variety of business uses.

The property is currently set up to provide a front retail area with stud partition to the rear area providing two separate office spaces and a kitchen/ W.C.

Subject to negotiation our clients would allow for a short rent free period to allow a tenant to re-configure/ fit out the premises.

The premises would particularly suit a destination-style business given its location, benefiting from good accessibility and a steady flow of local traffic.

There is on-street parking directly outside the property, with additional parking available in the surrounding residential streets.

The property falls under Class E use, making it suitable for a range of uses including retail, office, studio, or service-based businesses (subject to any necessary consents).

Please note: Hot food takeaways will not be considered , nor anyone requiring commercial extraction. Applications from vape shops, barber shops, and convenience stores will also not be considered.

EPC Band - D

Please call to arrange a viewing.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£13,000 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £12,750, payable at the prevailing rate.
<b>Lease details:</b>	New lease or license term to be agreed.

## Features

- ✔ 'E' Use class
- ✔ Parking close by
- ✔ Incentives available

## 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.





