

55 Brighton Road (J899) Surbiton KT6 5LR

£27,000 Per Annum

• Takeaway use • 698 sq ft plus rear rooms • Good residential catchment area

LOCATION: Situated in Surbiton on a busy retail road and surrounded by a large residential catchment area. Surbiton railway station is within ten minutes walk.

DESCRIPTION: A retail unit with takeaway use of 698 sq ft (65 sq m) plus two rear rooms totalling 100 sq ft (9 sq m). Rear pedestrain access and space for two mopeds. All areas approximate.

TERM: Available on a new full repairing and insuring lease for a term by arrangement.

RENT: £27,000 per annum exclusive. The rent is subject to VAT.

BUSINESS RATES: The rateable value for the unit is £15,250. To confirm the business rates payable, please check with the local authority (Royal Borough of Kingston).

EPC RATING: D (90).

VIEWING: Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No respponsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressigs, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.







