



**Rent** £18,000 Per annum

**Size** 370 Square feet

**Ref** #2844

## Address

**Address:** 54 Brighton Rd

**Postcode:** KT6 5PL

**Town:** Surbiton

**Area:** Surrey

## Location

Within easy walking distance of the Mainline Station, in a busy part of Surbiton close to the junction with Maple Rd. On street metered parking outside.

## Description

A well-presented retail unit available on a new lease, offering approximately 370 sq ft of space. The premises include a small lobby and kitchenette area to the rear, with direct access to a communal rear yard. At the front, a door opens into a communal hallway, which provides access to a shared W.C. located on the first floor.

The property also benefits from two allocated parking spaces included within the lease.

Currently fitted out and operating as a barbershop, the space would be ideal for a similar use or other compatible businesses.

Situated in a popular part of Surbiton, near the junction of Maple Road and Balaclava Road, the location offers strong local footfall and visibility.

The property is likely to qualify for Small Business Rates Relief, subject to standard eligibility criteria.

EPC Rating: C

Early viewings recommended.

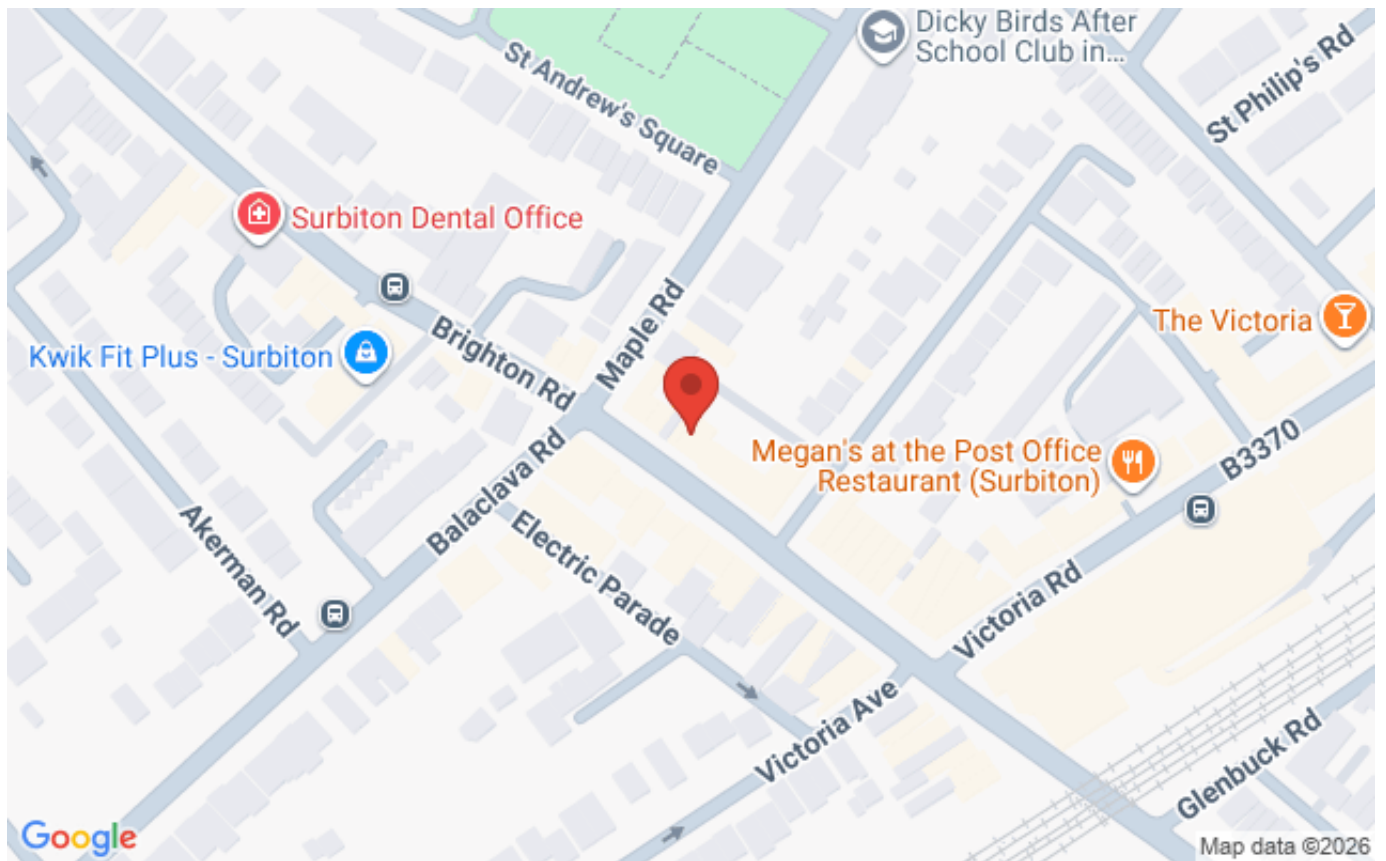
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V of £12,000, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Air Conditioning
- ✓ Close to station
- ✓ Demised parking
- ✓ Favoured location
- ✓ Immediately 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

