

PRIME SHOP UNIT TO LET - SURBITON TOWN CENTRE



Large, modern retail shop premises located in prominent trading position in Surbiton Town Centre

1,390 sq ft (129 sq m)

**58A Victoria Road
Surbiton
Surrey KT6 4NQ**

Location

The shop is situated in a prime trading position in Surbiton Town Centre fronting the main shopping thoroughfare of Victoria Road. Nearby traders include Superdrug, Sainsbury's, Nationwide and Mailboxes.

Description

A large retail unit (formally a long-established hairdressing salon) arranged over the ground floor with an attractive modern display window frontage and rear car parking spaces.

Amenities:

- prominent illuminated shop fascia sign over
- male and female washroom facilities
- kitchen/staff area
- good natural light
- rear car parking spaces
- shop is fully fitted out as a modern hairdressing salon/studio having traded as Essentials/Toni & Guy for a number of years.

Dimensions and Floor Areas

Gross Frontage	18' 6"
Internal Width	17' 3" widening to 23' 10" to the rear
Internal depth	59'
Net Internal Area	1,390 sq ft

*Subject to Contract
January 2020*

Planning

The shop has the benefit of A1 Retail Planning Use Class. Alternative uses to include A2 (Financial and Professional Services) Office and A3 (Restaurant) Uses will be considered by our clients, subject to planning consent.

Rent

£40,000 pa exclusive plus VAT.

Business Rates

Rateable value is £37,750 (VOA website), therefore rates payable will be in the order of £16,000 per annum.

Energy Performance Certificate (EPC)

The property has an Energy Performance Asset Rating of E.

Legal Costs

Each party to cover their own legal and professional costs.

Further Information and Viewings - please contact joint agents:

Aston Rose

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The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:


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