

FOR SALE/TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

123 SQ. M (1,323 SQ. FT) APPROX.

34 BERRYLANDS ROAD, SURBITON, SURREY KT5 8RA



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **SPACIOUS MODERN CLASS E PREMISES**
- **CURVED GLAZED FRONTAGE**
- **AVAILABLE TO LET OR PURCHASE**
- **GOOD ACCESS TO TRANSPORT LINKS**
- **FIXTURES AND FITTINGS AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

Berrylands Road is located within a popular residential area on the junction of King Charles Road within striking distance of central Surbiton just off the A240 Ewell Road

Surbiton station is within approximately 0.6 miles.

DESCRIPTION

A recently constructed self contained retail unit which previously traded as a coffee shop/café.

Other amenities include back office/staff room, toilet facilities, and storage area.

ACCOMMODATION

The property has the following approximate net internal floor area:-

Total 123 sq m (1,323 sq ft)

FIXTURES AND FITTINGS

The fixtures and fittings for the previous café occupier can be available at a price to be agreed.

A full inventory can be provided.

TENURE

Available on a new Lease for a term to be agreed

RENT

£27,500 per annum exclusive.

BUSINESS RATES.

2023 Rateable Value: £31.250

For confirmation of rates payable, please contact the business rates department of the Royal borough of Kingston Upon Thames

LONG LEASEHOLD

The property is available for sale upon a 125 year lease, at a peppercorn rent if demanded.

Offers are invited in the region of £375,000 exclusive of fixtures and fittings.

ENERGY PERFORMANCE RATING

Energy Rating: C52

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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