

# TO LET

180.6 SQ. M (1944 SQ. FT) APPROX

5 - 6 CENTRAL PARADE, SURBITON KT6 4PJ

## SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **DOUBLE FRONTED FORMER RESTAURANT PREMISES**
- **OFFERED IN A SHELL CONDITION**
- **SUITABLE FOR ALTERNATIVE USES WITHIN CLASS E**
- **NEW LEASE 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.

# 5 - 6 CENTRAL PARADE, KT6 4PJ

## LOCATION

The property is located in Central Parade, St. Mark's Hill, Surbiton which is in very close proximity to the retail centre and Surbiton railway station.

Other occupiers in the parade include Pizza Express, Dominoes, Seashore Fish Kitchen, Coral bookmakers and Barnard Marcus estate agents.

## DESCRIPTION

The property comprises a ground floor double fronted former restaurant with kitchen area, rear stores, male & female customer WC's plus staff WC. There is a cold store and large storage areas to the rear and rear access to a service road.

The property will be offered in a shell condition ready for a tenants fit out.

## ACCOMMODATION

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

	SQ. M	SQ. FT
Retail Area	110.2	1186
Ancillary	28.3	305
Stores	42.1	453
<b>TOTAL</b>	<b>180.6</b>	<b>1944</b>

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£50,000 per annum exclusive.

## BUSINESS RATES

2023 Rateable Value: £40,500

For confirmation of rates payable, please contact the business rates department of the London Borough of Kingston upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: B

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

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

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