

# TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

**ALEXANDRA RECREATION GROUND, ALEXANDRA DRIVE, SURBITON KT5 9AA**

**45.8 SQ. M (493 SQ FT ) GIA APPROX.**



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

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

- **SELF CONTAINED PREMISES**
- **ACCESS TO POWER, WATER & DRAINAGE**
- **IDEAL FOR A SMALL BUSINESS SERVING THE PARK**
- **NEW LEASE AVAILABLE**

**020 8977 2204 Teddington**  
**020 8547 0850 Kingston**

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

## LOCATION

The property is prominently situated within Alexandra Recreation Ground which provides basketball courts, a cricket/football pitch (according to season), bowling greens, tennis courts and a children's playground.

## DESCRIPTION

The property comprises the former public convenience block that can be refurbished and reconfigured to provide a coffee shop or similar offering, serving the variety of visitors to the park.

## TENANCY

Available on a new lease for a term by arrangement.

## RENT

Offers in the region of £10,000 per annum plus VAT.

Incentives such as a generous rent free period available to compensate for the tenants full refurbishment of the building, subject to all other terms.

## ACCOMMODATION

The premises have the following approximate gross floor area:-

45,8 sq. m (493 sq. ft)

## BUSINESS RATES

To be assessed.

## PLANNING

Interested parties will be required to apply for planning permission for their proposed use.

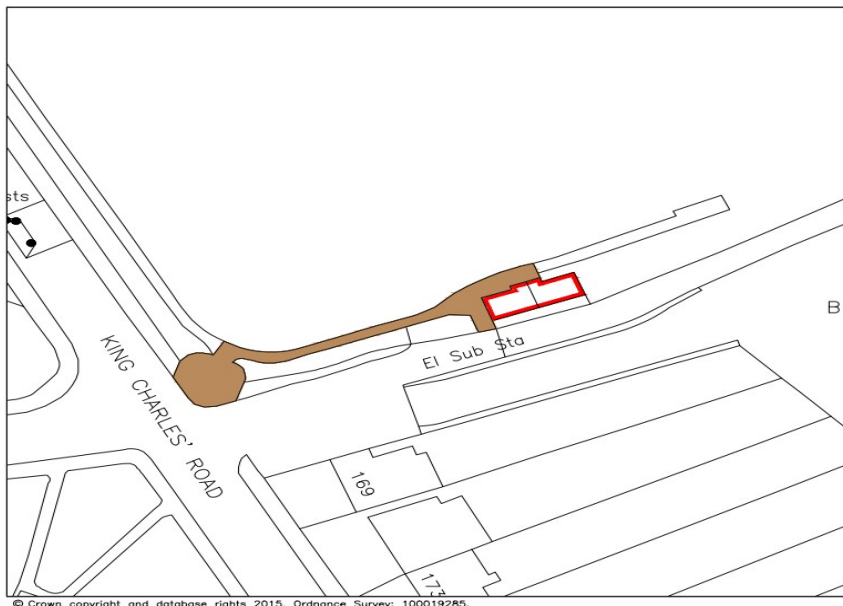
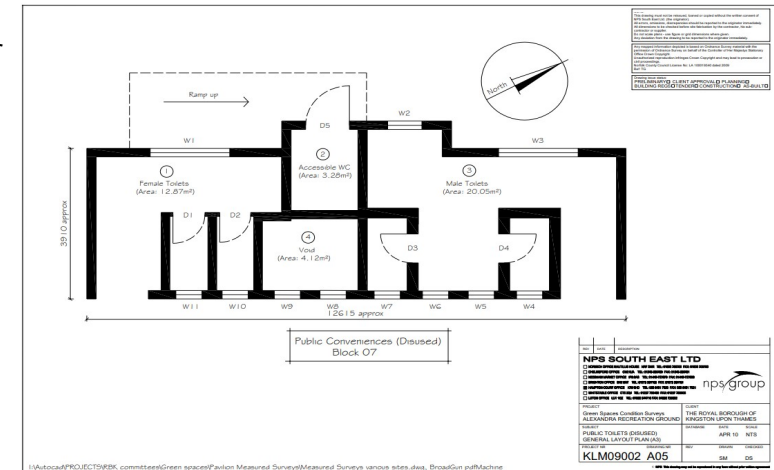
## ENERGY PERFORMANCE RATING

Not Applicable.

## VIEWING

Strictly by appointment through Sole agents.

**Sharon Bastion**  
020 8977 2204  
sharon@snellers.com



Rev.	Description	Date

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N

Asset Management Service  
Estates & Valuation Teams  
Guildhall, Kingston upon Thames  
Surrey, KT1 1EU

**DISUSED TOILETS AT  
ALEXANDRA RECREATION  
GROUND  
KING CHARLES' ROAD  
SURBITON**

**SITE PLAN**

PLAN No:	SCALE (@ A4):	DRAWN:
EV0835	1:500	RHS
DATE:	FILE REF:	OS REF:
14.10.21		TQ1966

**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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