

# RETAIL SHOP TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

**120 EWELL ROAD, SURBITON, KT6 6HA**  
93.34 SQ. M (1,005 SQ. FT)



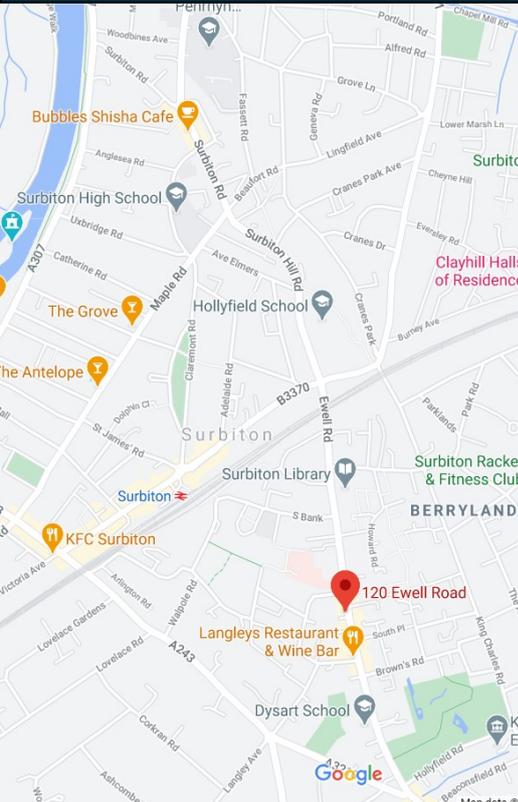
**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **SELF CONTAINED RETAIL UNIT WITHIN A BUSY LOCAL PARADE**
- **LARGE REAR STORAGE AREA**
- **KITCHEN AND WC FACILITIES**
- **NEW LEASE DIRECTLY FROM THE LANDLORD**

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.

# 120 EWELL ROAD, SURBITON, KT6 6HA



## LOCATION

The property is situated on the west side of Ewell Road, close to its junction with Oak Hill Crescent. Ewell Road is the main route from Tolworth to Surbiton and on towards Kingston. Nearby occupiers include number of independent restaurants and retailers along with multi national occupiers such as Sainsbury's Local. Surbiton railway station is within approximately 600m from the property providing fast access to London Waterloo. Pay and display parking is available directly opposite the unit with a maximum stay of 2 hours.

## DESCRIPTION

The property comprises a ground floor lock up shop with a large open retail space to the front. The rear of the property provides storage space for stock and there is a kitchen and WC. The property benefits from gas fired central heating.

**Please note hot food use will not be allowed at the property.**

## ACCOMMODATION

The property has the following approximate total floor areas:

Net Internal: 93.34 SQ. M (1,005 SQ. FT)

## BUSINESS RATES

2017 Rateable Value: £11,578

Rates Payable: NIL (if this is your only premises)

## EPC

Energy Rating: TBC

## RENT

£15,000 per annum exclusive for a new lease directly from the landlord.

## VIEWING

Strictly by appointment through Joint Sole Agents.

Sharon Bastion / Matt Walters

Sneller Commercial

020 8977 2204

sharon@snellers.com

matt@snellers.com

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

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