

FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

57.5 SQ. M (619 SQ. FT) APPROX.

16 BERRYLANDS ROAD, SURBITON KT5 8RA



www.snellers.com

020 8977 2204

- RETAIL PREMISES
- LONG LEASE FOR SALE
- GROUND FLOOR AND BASEMENT

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

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

Surbiton railway station is within approximately 0.6 miles with direct services to London Waterloo.

DESCRIPTION

The property comprises the ground floor and basement of this character retail premises. The premises are currently vacant and benefits from wood flooring throughout and a high ceiling (3.4m) to the ground floor.

There is access to the basement with WC facility and a head height of 1.85m.

ACCOMMODATION

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

	Sq.m	Sq.ft
Ground Floor	36.5	393
Basement	21.0	226
Total	57.5	619

BUSINESS RATES

2026 Rateable Value: £9,700

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

ENERGY PERFORMANCE RATING

Energy Rating: D92

A copy of the certificate is available upon request.

TENURE

Virtual Freehold
999 year lease from September 2020.

PRICE

Offers in the region of £250,000

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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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.