

New lease available - Class E use - Opposite Surbiton station

****Subject to surrender/vacant possession****

2 Victoria Road, Surbiton, London, KT6 4JU



LOCATION: The subject property is located on Victoria Road directly opposite Surbiton Train Station, adjacent to **Caffe Nero** & **HSBC**. Other nearby occupiers include **Gails Bakery**, **Pret a Manger**, **Kokoro Japanese**, **M & S Simply Food** and **Greggs**.

TERMS: New lease direct with the landlord for a term to be agreed.

RENT: Rent on application.

ACCOMMODATION: The unit is arranged over ground floor and basement and comprises the following approximate net internal floor areas:

Ground Floor Sales: 1,974 sq ft (183.38 sq m)

Basement Ancillary: 1,063 sq ft (98.75 sq m)

USE: The property benefits from Class E use - offering flexibility between multiple uses including retail, restaurant, professional services, office, gym & light industrial.

LEGAL COSTS: Each party is to be responsible for their own legal costs.

EPC: An EPC will be commissioned and made available on request.

RATES: Rateable Value: £54,500 Rates Payable: £26,160

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STANNILAND**

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50 metres

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