

TWO NEW TOWN CENTRE RETAIL UNITS AVAILABLE SEPARATELY OR COMBINED

720 sq ft & 515 sq ft or 1235 sq ft

TO LET/ FOR SALE



LOCATION

The property is located in Victoria Road being the main shopping centre in Surbiton Town Centre. The premises are prominently situated opposite **Sainsbury's** and adjacent to **Zizzi's** and **Foxton's Estate Agents**. Surbiton Mainline Railway Station is within 100 metres of the property while Surbiton itself offers a wide range of shops, restaurants and banking facilities within this major commuter town.



SURBITON PLAZA II, VICTORIA ROAD, SURBITON KT6 4JL



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DESCRIPTION

The property consists of a ground floor lock up shop with A1 retail use and benefits from a return frontage, providing approximately **1,235 sq ft** of retail space. The property can be split thereby offering units of **720 sq ft** and **515sq ft**.

A raised floor, level with the pavement, has been installed and the unit is to be let in a shell format ready to receive an occupier's fit out. One car space in the basement car park will be allocated with the combined unit.

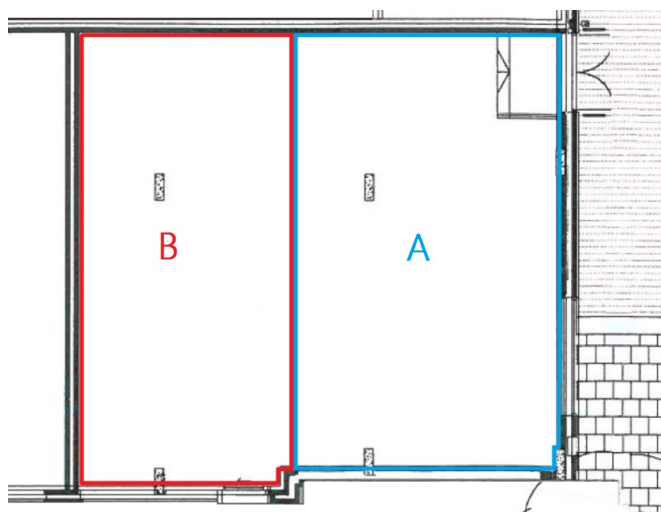
ACCOMMODATION

	Area		Rent	Price
	Sq ft	Sq m	£ pax	£
Unit A	720	66.9	£30,000	£425,000
Unit B	515	47.8	£23,000	£350,000
Whole Unit	1,235	114.7	£47,000	£775,000

	ft	m
Gross Frontage	38'5"	11.7
Nett Frontage	36' 3"	11.0
Built Depth	36' 9"	11.2

Areas are approximate

FLOOR PLAN



Not to scale: for indicative purposes only

TERMS

The property is available to let as a whole or in parts on a new effectively full repairing and insuring lease for a term to be agreed.

Alternatively, our client will consider a sale of the long leasehold interest(s).

RATES

To be assessed.

EPC

Rating: TBA

VAT

We are advised the building is not elected for VAT.



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.

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