

## 8 VICTORIA ROAD, SURBITON, KT6 4JU



### SUMMARY

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- 715 sq ft (66.45 sq m)
- Ground floor lock up shop
- To Let
- Rent: £25,000 per annum exclusive
- Available on a new internal repairing and insuring lease for a term of 3 to 5 years with annual mutual break options on a notice period to be agreed.

### AMENITIES

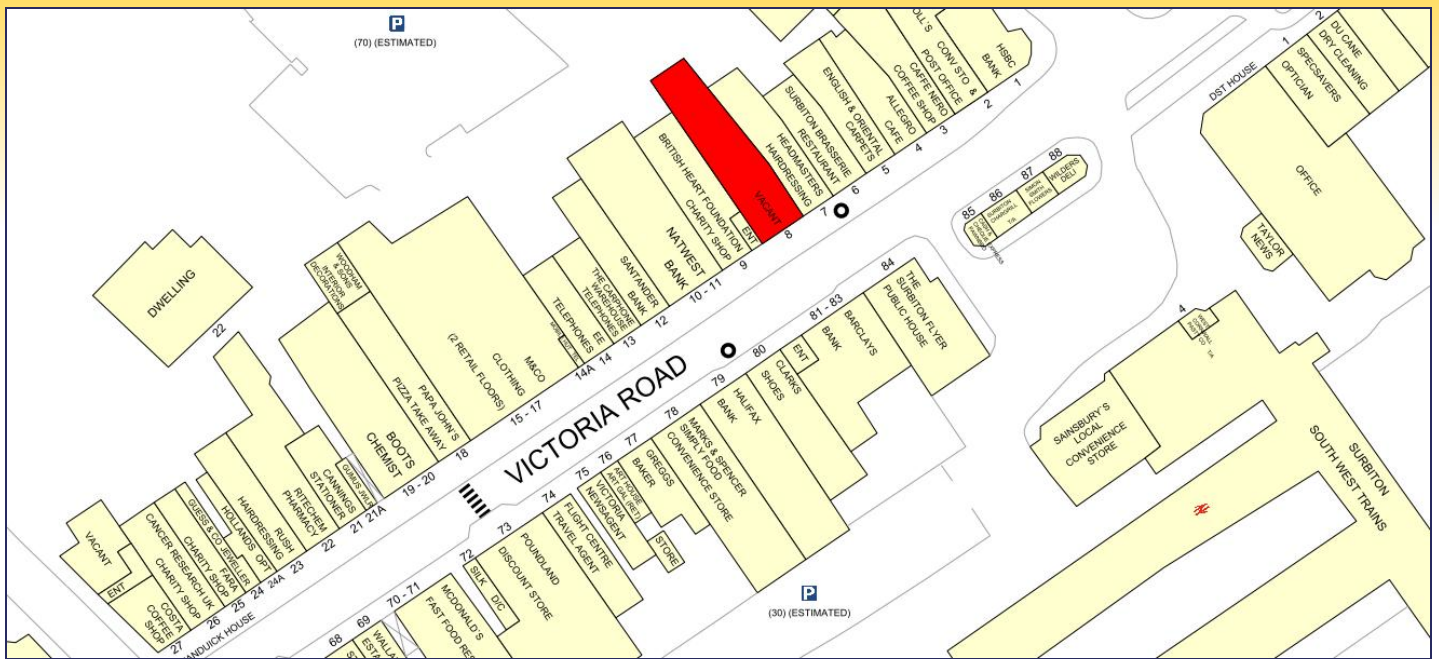
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- 2 A/C units in ceiling (not tested)
- Opposite Surbiton mainline railway station
- WC and kitchen

**020 8547 0850**

Parc House, 25-37 Cowleaze Road,  
Kingston upon Thames, KT2 6DZ

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## LOCATION

In the very centre of Surbiton on the main Victoria Road opposite Surbiton mainline station. Good rail and bus network with frequent rail service from Surbiton to London Waterloo, journey time averaging 20-25 minutes.

## DESCRIPTION

Ground floor lock-up retail unit in high footfall area. Adjacent to Headmasters hairdressers and the British Heart Foundation.

## ACCOMMODATION

The lease excludes the security of tenure and compensation provisions (Sections 24-28 inclusive) of the Landlord and Tenant Act 1954, as amended.

FLOOR	SIZE
Ground floor	715 sq ft (66.45 sq m)
<b>Total</b>	<b>715 sq ft (66 sq m)</b>

## LEASE / TERM

Available on a new internal repairing and insuring lease for a term of 3 to 5 years with annual mutual break options on a notice period to be agreed.

## RENT

£25,000 per annum exclusive

## RATES

The premises are listed on the Valuation Office website < [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) > as Shop and premises having a Rateable Value of £29,750 payable at 49.1p in the £ (UBR 2019/2020). The rates payable for the year ending 31st March 2020 should be £14,607. Subject to eligibility, an occupier could claim Small Retail Rates Relief resulting in reduced business rates payable.

## VAT

VAT is applicable

## EPC RATING

None required - listed building

## VIEWING

Viewing strictly by prior appointment with the agent:

James Haines  
020 8547 0850  
james@martincampbell.co.uk

Crispin d'Albertanson  
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crispin@martincampbell.co.uk