



**Rent** £17,000 Per annum

**Size** 685 Square feet

**Ref** #3310

## Address

**Address:** 296 Ewell Road

**Postcode:** KT6 7AQ

**Town:** Surbiton

**Area:** Surrey

## Location

The property is located within approximately a 15-minute walk of Surbiton town centre and the mainline railway station, offering fast and frequent services to London Waterloo.

## Description

An excellent opportunity to rent a lock-up premises suitable for a variety of businesses falling under the E Use Class.

The property benefits from a private courtyard garden at the rear, making it an ideal space for a small café or coffee shop. The unit has recently undergone refurbishment and is well presented allowing for a turn-key operation or for someone to easily add a fit-out tailored to their specific business needs. The front retail area measures approximately 407 sq ft, with an additional 278 sq ft of space to the rear.

Please note that the white door to the right of the shop front leads to a communal hallway where you will then have a door on the left into the premises.

EPC rating - D.

Please contact us to arrange a viewing.

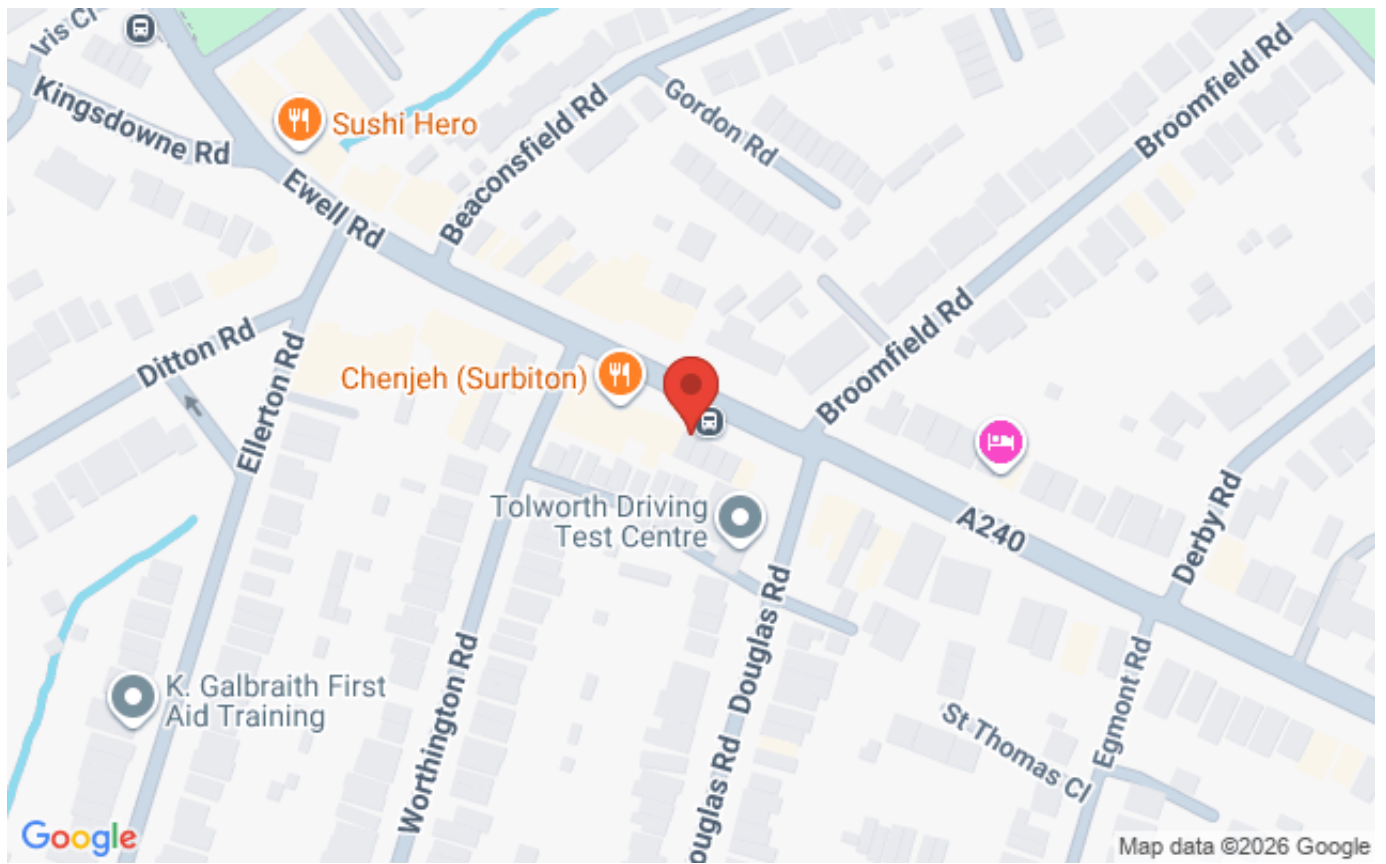
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£17,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	New F.R.I. Lease for a term to be agreed

## Features

- ✓ 'E' Use class
- ✓ Available immediately
- ✓ Garden

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





