

TO LET

230 SQ. M (2475 SQ. FT) APPROX

5 - 6 CENTRAL PARADE, SURBITON KT6 4PJ

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **DOUBLE FRONTED FORMER RESTAURANT PREMISES**
- **OFFERED IN A SHELL CONDITION**
- **SUITABLE FOR ALTERNATIVE USES WITHIN CLASS E**
- **NEW LEASE AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and 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 and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located in Central Parade, St. Mark's Hill, Surbiton which is in very close proximity to the retail centre and railway station.

Other occupiers in the parade include Pizza Express, Dominoes, Seashore Fish Kitchen, Coral bookmakers and Barnard Marcus estate agents.

DESCRIPTION

The property comprises a ground floor double fronted former restaurant with kitchen area, rear stores, male & female customer WC's plus staff WC. There is a cold store and large storage areas to the rear and rear access to a service road.

The property will be offered in a shell condition ready for a tenants fit out.

ACCOMMODATION

The property has an approximate total net internal floor area of 230 sq. m (2475 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£45,000 per annum exclusive.

BUSINESS RATES

2023 Rateable Value: £40,500

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

ENERGY PERFORMANCE RATING

To be confirmed.



VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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