

CAFÉ/RESTAURANT SPACE TO LET

THE PAVILION, BALACLAVA ROAD, SURBITON KT6 5JL

690.93 SQ FT (64.19 SQ M) APPROX.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- SELF CONTAINED UNIT
- FLEXIBLE ACCOMODATION
- FORMER CAFÉ
- VACANT POSSESSION AVAILABLE OCTOBER 2024

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

LOCATION

The property is prominently situated within Victoria Park Recreation Ground on the south side of Balaclava Road, close to its junction with St. Marys Road. The park is used for a variety of sports, incorporates a children's play area and is popular with dog walkers. The surrounding area comprises mainly residential dwellings with a variety of retail businesses nearby upon Victoria Road.

DESCRIPTION

The property is positioned in the centre of the park and comprises a single storey sporting pavilion that has been reconfigured to provide largely open plan accommodation that had been used until recently as a café. There is a terrace, outside area that could provide seating, Kitchen and WC facilities.

TENANCY

A new internally repairing and insuring Lease for a term to be agreed by negotiation. Incentives available in the form of rent free period.

External repairs will be carried out by the landlord on an ad hoc basis and recharged by way of a fair contribution.

PRICE

Offers in excess of £8,000 per annum plus VAT.

ACCOMMODATION

The premises have the following net internal floor area of 690.93 SQ. FT (64.19 SQ. M) Approx

BUSINESS RATES

Rateable Value: £6,000

Discounts may apply and for confirmation of rates payable, please contact the business rates department of the Royal Borough of Kingston upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

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