

# FORMER PUBLIC CONVENIENCE TO LET

VICTORIA RECREATION GROUND, BALACLAVA ROAD,  
SURBITON KT1 2PT

10.3 SQ. M (111 SQ FT) APPROX.

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- SELF CONTAINED PREMISES
- ACCESS TO POWER, WATER & DRAINAGE
- IDEAL FOR SMALL BUSINESS SERVING THE PARK
- VACANT POSSESSION

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, including 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 on Victoria Road.

## DESCRIPTION

The property is a former public convenience that can be reconfigured to provide a coffee shop or similar offering, serving the users of the park.

## ACCOMMODATION

The premises have the following approximate net internal floor area:

10.3 sq. m (111 sq. ft)

## TENURE

The property is available by way of a new Internal Repairing and insuring Lease for a term to be agreed.

Incentives are available in the form of rent free period.

## RENT

Offers in excess of £3,000 per annum plus VAT.

## BUSINESS RATES

The property is to be assessed for business rates purposes.

## VIEWING

Strictly by appointment through Sole Agents.

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SNELLER COMMERCIAL

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