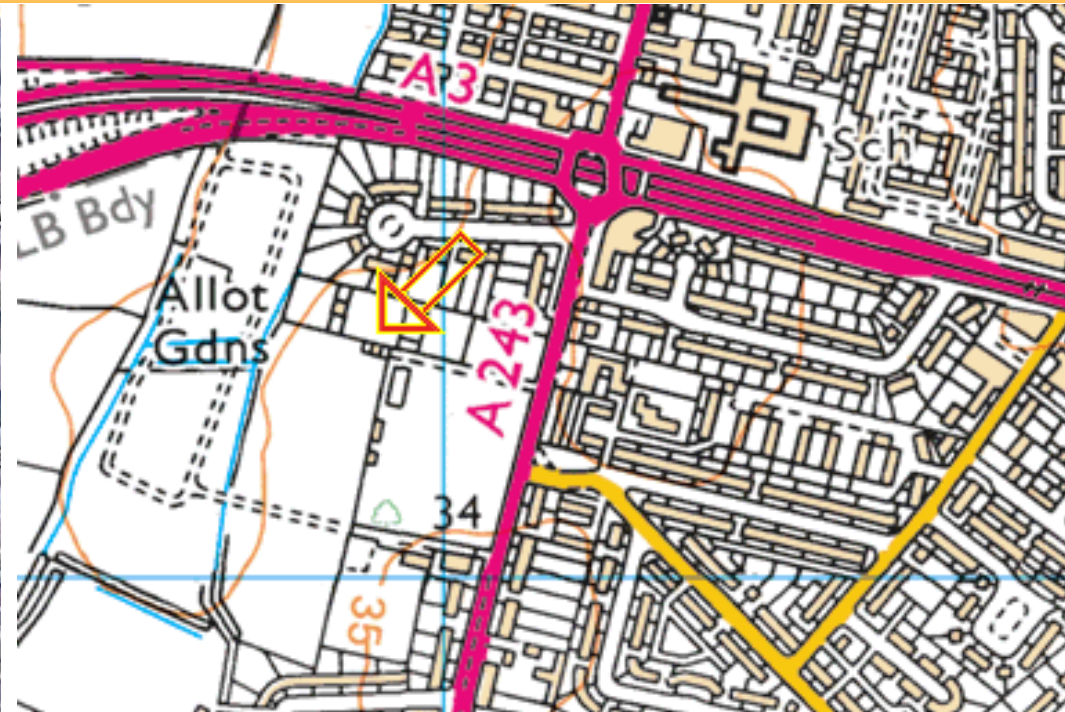
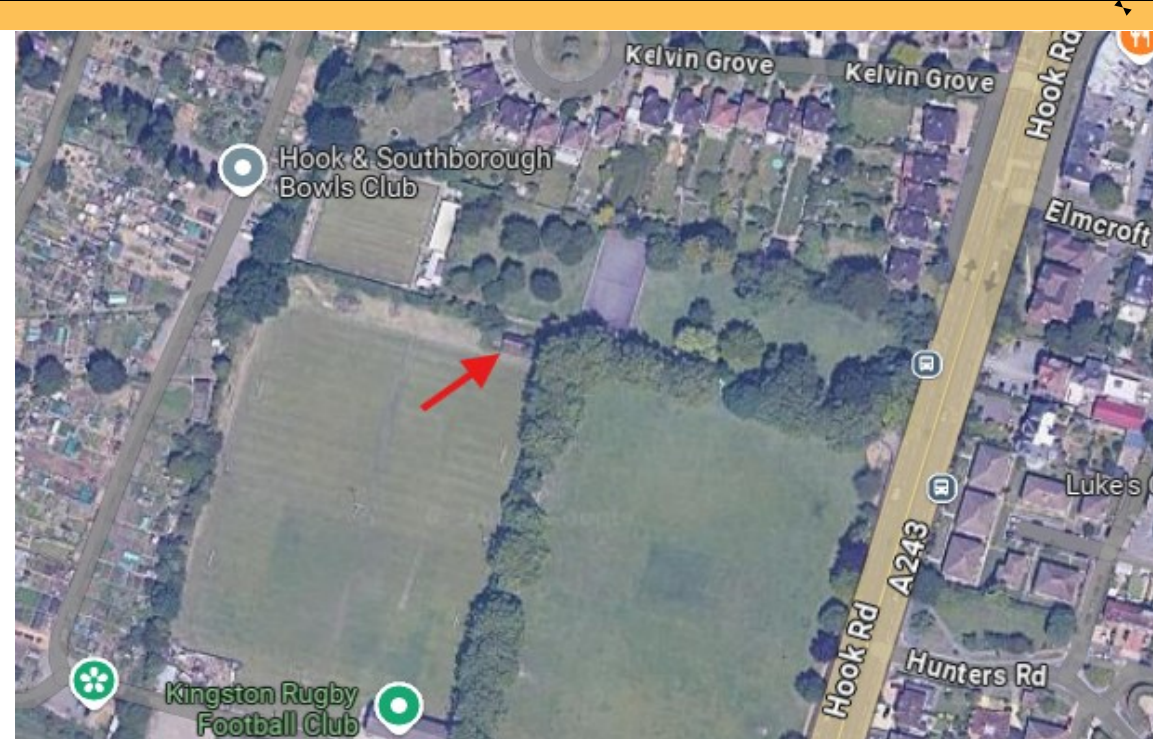


TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

KING EDWARDS RECREATION GROUND, SURBITON KT9 1PL

38.4 SQ. M (413 SQ FT) GIA APPROX.



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204 Teddington
020 8547 0850 Kingston

- SELF CONTAINED PREMISES
- ACCESS TO POWER, WATER & DRAINAGE
- IDEAL FOR A SMALL BUSINESS SERVING THE PARK
- NEW LEASE AVAILABLE

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 King Edwards Recreation Ground which is also home to Kingston Rugby Football Club, Hook & Southborough Bowls Club, and Hook & Southborough Cricket Club.

There is also a children's play area and parking.

DESCRIPTION

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

TENANCY

Available on a new lease for a term by arrangement.

RENT

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

Incentives available in the form of rent free period, subject to all other terms.

ACCOMMODATION

The premises have the following approximate gross floor area:

38.4 sq. m (413 sq. ft)

BUSINESS RATES To be assessed.

PLANNING

Proposed tenants will need to apply for planning permission for their proposed use.

ENERGY PERFORMANCE RATING

Not Applicable.

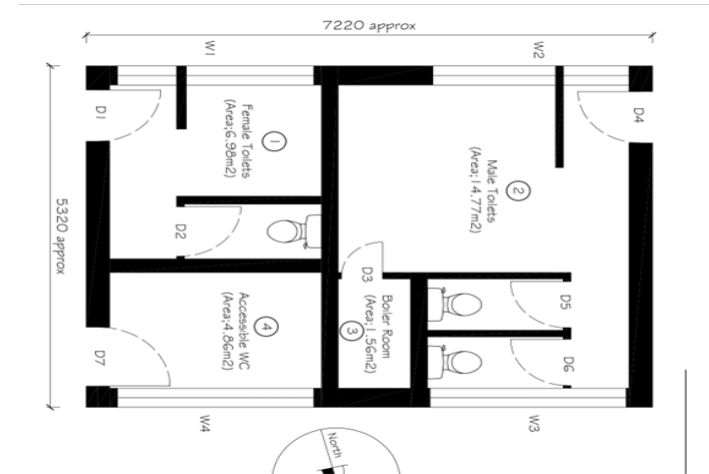
VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

020 8977 2204

sharon@snellers.com



Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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