

TO LET

68.8 sq. m (741 sq. ft) \ approx.

310 EWELL ROAD. SURBITON, SURREY KT6 7AL

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL/SHOWROOM PREMISES**
- **PROMINENT LOCATION**
- **AVAILABLE ON A NEW LEASE**

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 a prominent location on Ewell Road (A240), close to the junction with Douglas Road. Ewell Road is the main arterial route from the A3 dual carriageway into Kingston upon Thames town centre which is approximately 2½ miles away.

Other occupiers in the parade include a hair salon, Honda dealer, solicitors and insurance brokers.

DESCRIPTION

The property comprises a retail unit previously fitted out as offices and benefiting from gas central heating, suspended ceiling with inset lighting, UPVC double glazed units to the rear, kitchen and WC.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Retail area	53.4 sq. m	575 sq. ft
Rear Office	15.4 sq. m	166 sq. ft
TOTAL	68.8 sq. m	741 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£17,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £12,750

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

ENERGY PERFORMANCE RATING

Energy Rating: C60

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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