

FULLY REFURBISHED

RETAIL UNIT TO LET



Contact Michael Tsimekis

328 Hook Rise North, Surbiton, KT6 7LN
Commercial space 554 sq.ft (51.5 sq.m) approx.

- 07738 543 189
- 020 3952 7374



- Available on a new lease
- Full refurbishments will be made before letting
- Prominent A3 Location
- One car parking space
- Good transport links
- Close to local amenities

Viewing and Further Information:

Michael Tsimekis

020 3952 7374 / 07738 543 189

Michael.tsimekis@gray-point.com

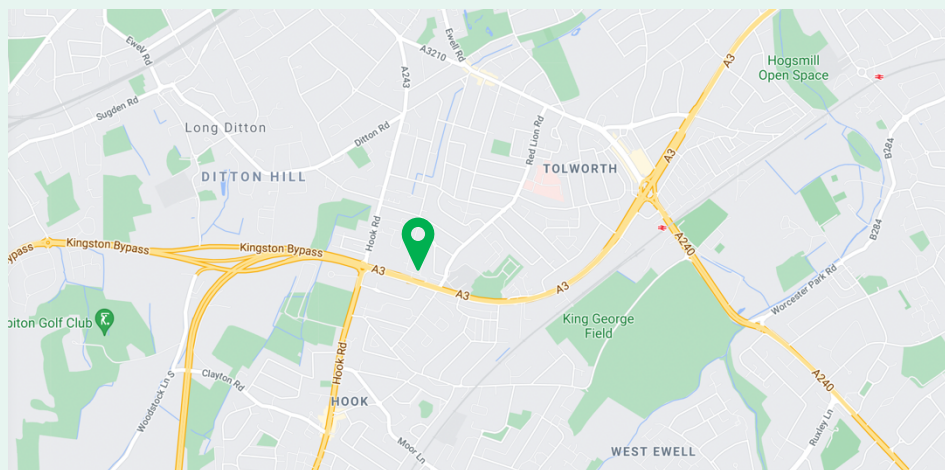
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Gray Point Commercial Property Advisors
Ash House, 8 Second Cross Road
Twickenham
TW2 5RF



Property location

Viewing and Further Information Contact:



Michael Tsimekis



07738 543 189 / 020 3952 7345



michael.tsimekis@gray-point.com



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LOCATION

The property is located just off the A3 giving it considerable exposure to passing traffic. Positioned in the centre of a diverse parade of local shops, this unit also benefits from the large residential catchments of Hook, Tolworth and Ditton Hill.

1.6 miles away from Tolworth railway station (45 mins to Waterloo).

DESCRIPTION

This unit will be fully renovated to modern standards before any letting. Retail space, WC and Kitchenette.

ACCOMMODATION

Total internal area: 554 sq. ft (55.5 sq. m).

Ground – Retail Zone A = 248.6 sq. ft (23.1 sq. m).

Ground – Retail Zone B = 305.7 sq. ft (28.4 sq. m).

ENERGY PERFORMANCE (EPC)

Rating: E (122) – a copy of the certificate is available on request.

TENURE

Available on a new lease.

RENT

£13,500 per annum exclusive (no VAT)

BUSINESS RATES

The rateable value is: £7,000 per annum.

*All applications are advised to make their own enquires through the London Borough of Richmond billing authority.

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract

Date: 17th May 2021

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