



81-83 Victoria Road
Surbiton, KT6 4NS

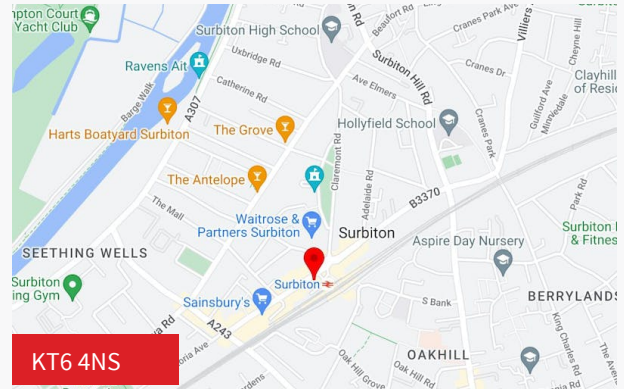
**Prominent town centre
premises**

1,760 to 3,520 sq ft
(163.51 to 327.02 sq m)

- Suitable for any Class E use
- Landlord open to splitting into two smaller units, further details on enquiry.
- Prominent trading location
- Close to M&S Simply Food, Waitrose, Costa Coffee
- Rear parking for up to 4 vehicles

Summary

Available Size	1,760 to 3,520 sq ft
Rent	£60,000 - £105,000 per annum
Rates Payable	£36,608 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£71,500
EPC Rating	Upon Enquiry



Description

A large 'L' shaped retail unit with good display frontage on to Victoria Road. This unit has most recently been used as a bank so has partitioned male, female and disabled toilets, a kitchen breakout area and a number of meeting areas. There is also an additional store room. There is a rear parking bay which can cater for between 2-4 cars.

Location

Situated in a prominent trading location on the south side of Victoria Road, virtually adjacent to Surbiton main line railway station. Nearby traders include M&S Simply Food, Waitrose and Costa Coffee.

Terms

A new lease is available directly from the landlord.

Planning Use

We understand that the ground floor benefits from Class E use which permits a range of commercial uses such as retail showroom, office, restaurant or clinic.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 27/03/2024

