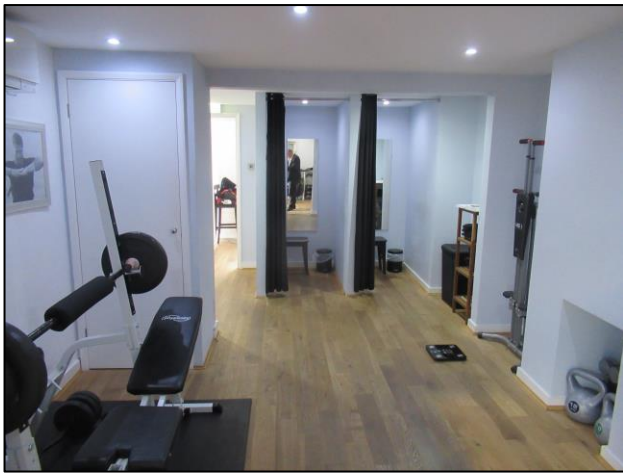


CLASS E PREMISES TO LET

69 Brighton Road
Surbiton
KT6 5NF

480 sq. ft.
(44.62 sq. m.)





LOCATION

The property is located on the Brighton Road (A243), close to the junction with Balaclava Road and Maple Road and less than a 10-minute walk from Surbiton train station.

The property is close to the High Street, with its wide range of local services .

DESCRIPTION

A ground floor unit together with a small rear yard, currently used as a personal fitness studio.

The unit comprises laminate flooring throughout with painted wall and plasterboard ceiling with recessed spotlights. Heating is provided via three wall mounted air conditioning units.

To the rear of the ground floor is a tiled wet room with WC and shower. The adjacent room was formerly the kitchen and is now a changing room with wash hand basin.

AMENITIES

- Good location with high traffic flow
- Rectangular retail area
- Air conditioned
- Well presented

ACCOMMODATION

Ground Floor

Class E 480 sq. ft. (44.62 sq. m.)

LEASE

A new lease is available on terms to be agreed.

USE

Previously used as a Fitness Studio (Class E).

VAT

The property is not elected for VAT.

EPC

GF – Band B (26). Expires 10 September 2034.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

CLASS E PREMISES TO LET

69 Brighton Road
Surbiton
KT6 5NF

Rent: £17,000 per annum exclusive

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

RATES

2023 List Rateable Value: £12,500
 UBR 2024/2025 - £0.499p in the £
 Small business rates relief may be available.

Interested parties should make their own enquiries with Kingston Council to confirm the rates payable
 Source: VOA website.



Energy performance certificate (EPC)

69 Brighton Road SURBITON KT6 5NF	Energy rating B	Valid until 11 September 2034
		Certificate number 0220-9315-0536-0004-1473

Property type: General Assembly and Leisure, Night Clubs, and Theatres
 Total floor area: 51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

- If newly built: 15 A
- If typical of the existing stock: 61 C

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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

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