

To Let



Retail – A1/A2/A3/A5

Surbiton

10 St James' Road, Surbiton,
KT6 4QH

533 sq ft
(49.5 sq m)



RENT

£12,000
per annum



RATES PAYABLE

£5,738.50
per annum



SERVICE CHARGE

Upon
application



EPC

BAND D

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Description

The property comprises a self-contained retail unit in the middle of a parade of shops. Currently the property is partitioned, with a main sales area at the front, an office style cubicle in middle and further rooms towards the rear. It contains a small kitchenette and a WC. To the rear of the property there is a yard, which could be used for storage or outdoor seating. The property benefits from Use classes A1, A2, A3, and A5, enabling the property to be utilised for a variety of purposes.

Terms

The building is available by way of assignment of the existing lease which expires in December 2027.

Rent

£12,000 per annum exclusive.

Premium

Offers invited

Accommodation

Property	Sq Ft	Sq M
10 St James' Road	533	49.5
	533	49.5

Location

The property is situated in the middle of a parade of shops on St James' Road. St James' Road is well positioned in Surbiton, located just off the main roundabout, less than 2 minutes' walk from Surbiton Railway Station, providing South Western services towards London and the south. Surbiton is an affluent suburb with a plethora of shops, restaurants and pubs within a 5-minute walk of the property. Local occupiers include HSBC, Café Nero, Pizza Express and Waitrose. The A3 is reachable in less than 10 minutes by car, providing good access across the M25.

Rates

We understand the property has a rateable value of £11,500. Properties where the RV is less than £12,000 may be eligible for small business rate relief, interested parties should make their own investigations to confirm this.

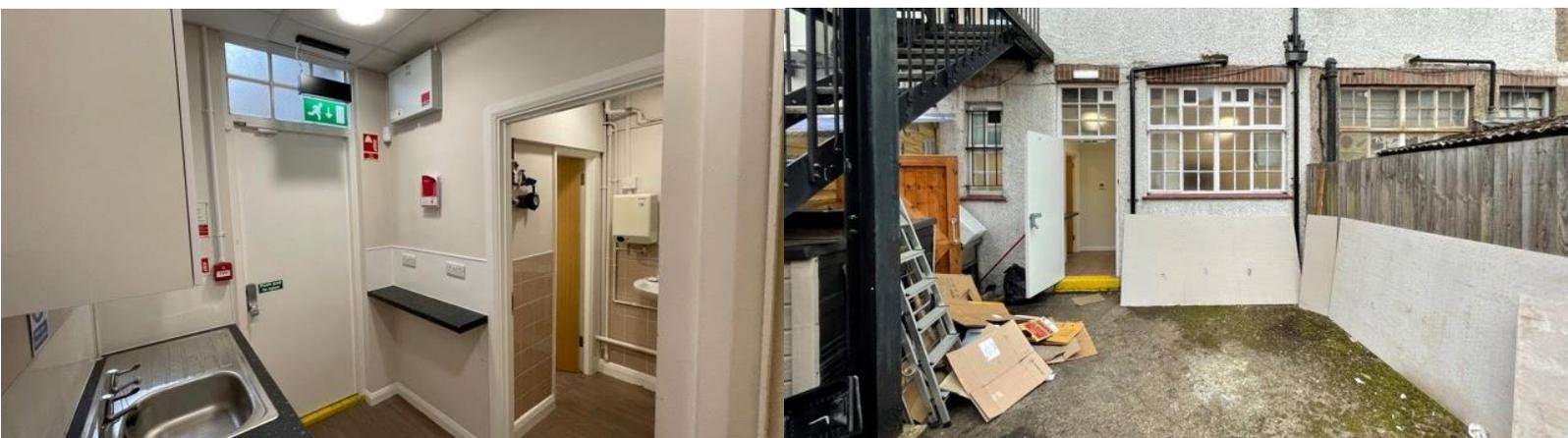
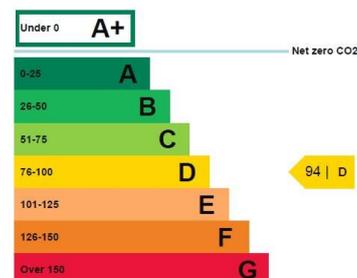
Service Charge

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This property's current energy rating is D.

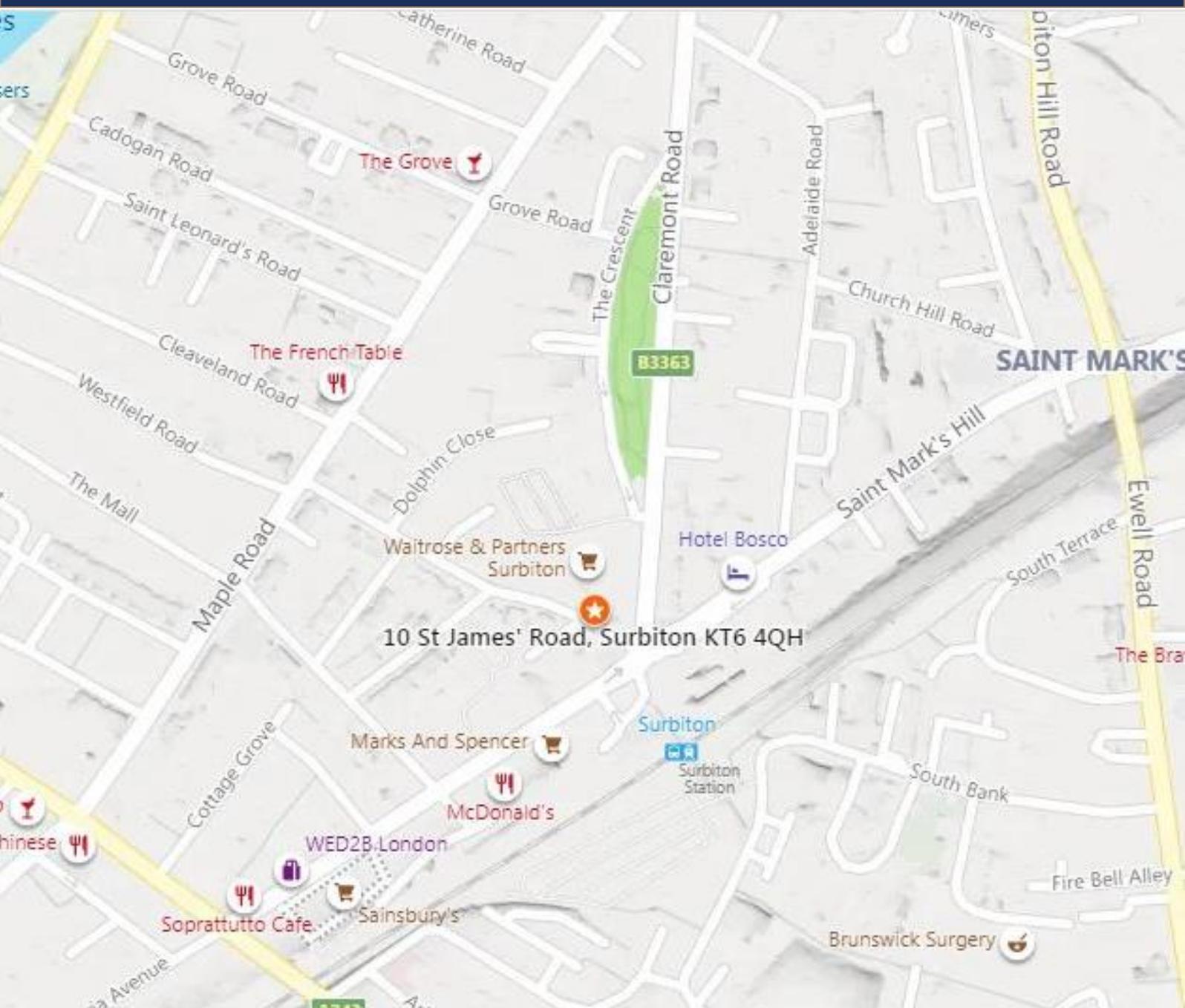
EPC

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Potential for Business Rates Relief



Surbiton Station



24-hour access



Kitchen



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