

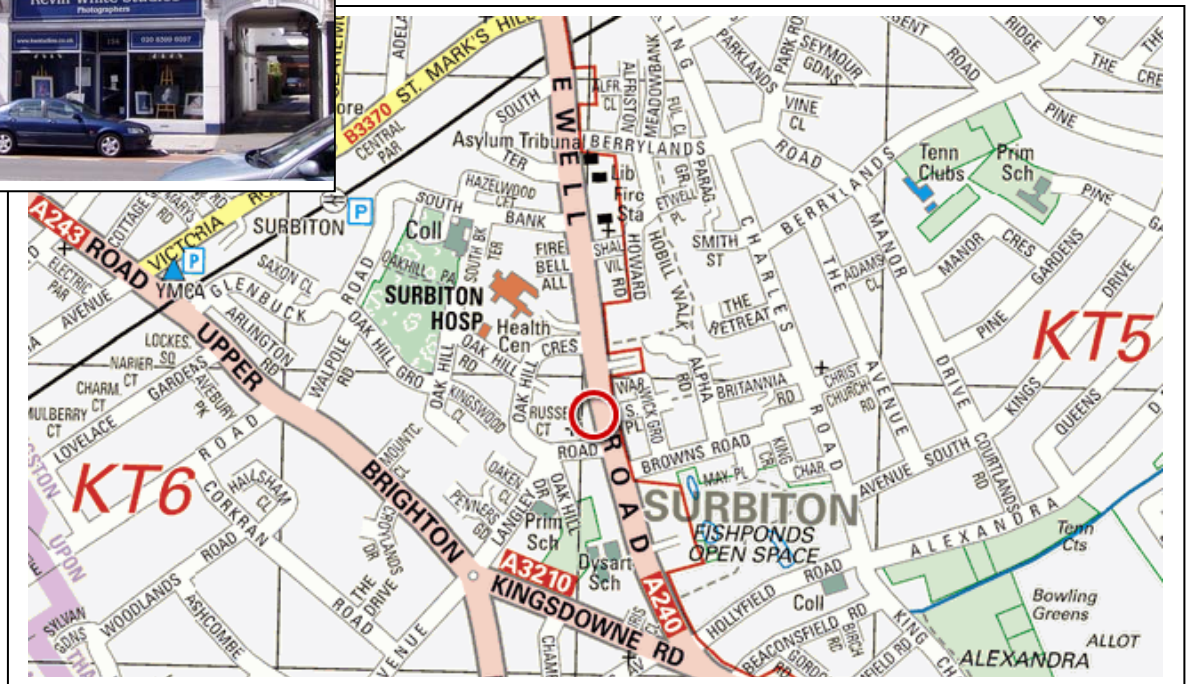
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FOR SALE

Lock Up Shop
APPROX 797 sq ft (74.04 sq m)



154 Ewell Road
Surbiton
Surrey KT6 6HE

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Surbiton KT6 6HE**

- Location:** The property is located on the A240 Ewell Road between its junctions with Langley Road and Oak Hill Crescent. The Ewell Road is a major traffic route from Kingston upon Thames and Surbiton town centres to the A3 junction at Tolworth and beyond to Epsom. The property is in a local shopping parade where other retailers include, a butcher, various general stores, a newsagent, a dentist and a number of cafes and restaurants. On street parking is available on this side of Ewell Road after 10.00 a.m.
- Description:** The property comprises a lock up shop with single WC., currently used as a photographic studio but suitable for a variety of A1 retail uses.
- Accommodation:** The property has the following approximate net internal floor areas:
- Internal Width** 20 ft 7 ins (6.4 m)
Depth: 38 ft 9 ins (11.8m)
Retail Area: 797 sq ft (74.04 sq m)
Single WC:
- Rating Assessment:** 154 Ewell Road has a current rateable value of £12,675.00 with an amount of rates payable for the year April 2012/13 of £5,805.15. This is the standard amount of rates payable and takes no account of any small business rate or other supplements/reliefs that may be applicable. Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 020 8547 5757.
- Terms:** The property is held on a lease for a term of 99 years from the 25th December 1978 at a current ground rent of £50.00. This will increase on the 25th December 2011 to £100.00.
- Price:** £165,000.00 for the long leasehold interest.
- Legal Costs:** Each party to bear their own legal costs.
- Viewing:** Strictly by appointment with sole agents.

**Andrew Pollard
BONSORS
Tel. 020 8546 0022**

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating authority.