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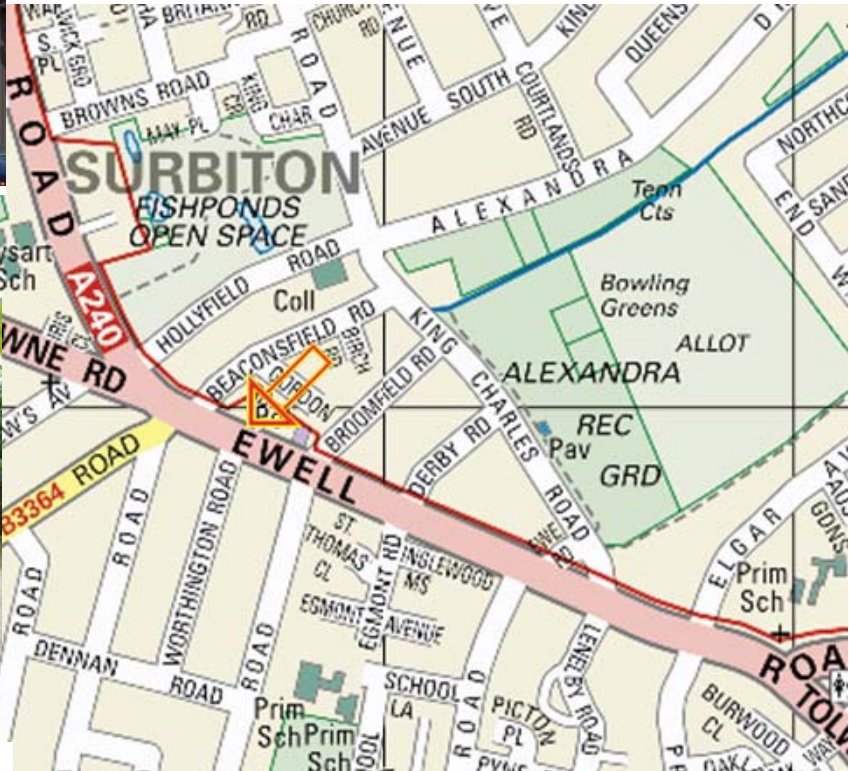
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020 8546 0022

*Lock up shop with large yard at rear
Retail area approximately
560 sq ft (52 sq m)*

TO LET



**273 Ewell Road
Surbiton
Surrey
KT6 7AB**

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

***273 Ewell Road
Surbiton
KT6 7AB***

- Location:** The property is located on Ewell Road (A240) the main route from Kingston and Surbiton to the A3 at Tolworth and beyond to Epsom. The property is in a local shopping parade close to the corner of Ewell Road with Beaconsfield Road.
- Description:** 273 Ewell Road comprises a single storey lock up shop with a large yard at the rear. Access to the yard is via Beaconsfield Road. The yard is unsurfaced and could provide parking for up to 10 cars or external storage, subject to planning.
- Accommodation:** The lock up shop has an approximate net internal floor area of 560 sq ft or 52 sq m. There is a shared external WC.
- The rear yard has an area of approximately 2,820 sq ft (262 sq m) and is enclosed within a wooden fence with double gates to Beaconsfield Road.
- Rating Assessment:** The shop has a rateable value of £8,100 with an amount of rates payable for the year 2012/13 of £3,709.80. This is the full amount of rates payable and takes no account of any reliefs or supplements that may apply.
- Terms:** The property is available on a new full repairing and insuring lease for a term by arrangement. The lease will exclude the security of tenure provisions of the Landlord and Tenant Act 1954 part II.
- Rent:** £14,000 per annum exclusive.
- Legal Costs:** Both parties legal costs to be borne by the ingoing tenant.
- Viewing:** By appointment through sole agents.

**Andrew Pollard
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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

Energy Performance Certificate

Non-Domestic Building



273 Ewell Road
SURBITON
KT6 7AB

Certificate Reference Number:
0940-0339-8579-8394-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 140

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	52
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	209.28

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

67 If typical of the existing stock