

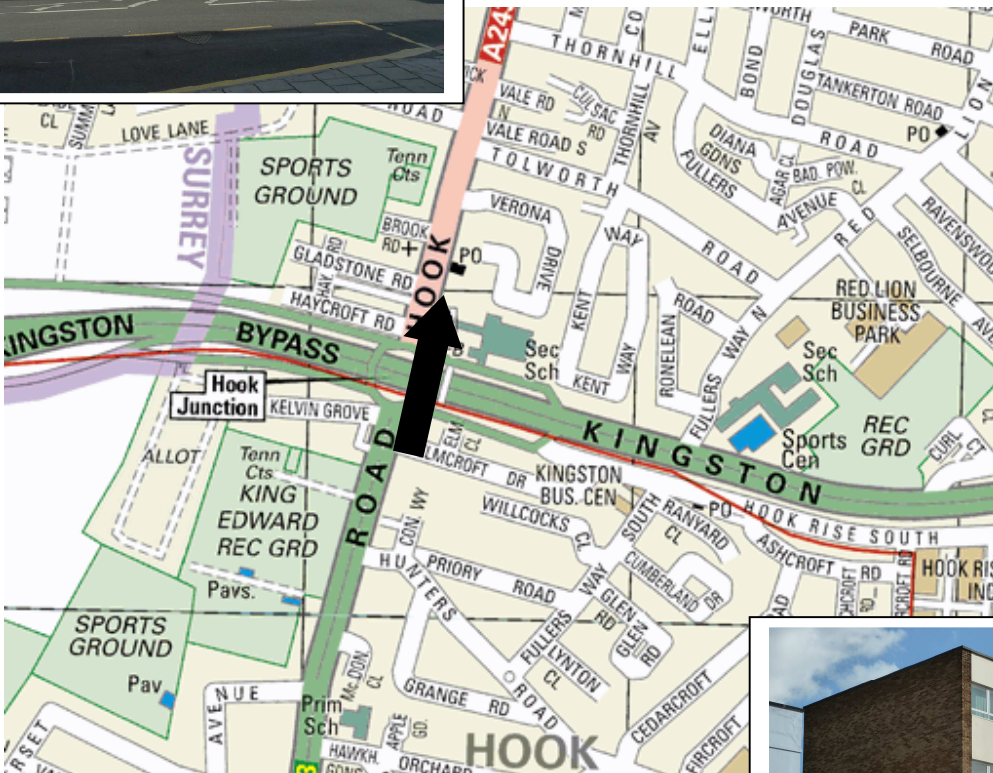
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TO LET

*Prominent Lock Up Shop
with Parking
1,200 sq ft (111.5 sq m) approx.*



*177 Hook Road
Surbiton
Surrey KT6 5AR*



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.

**177 Hook Road
Surbiton Surrey KT6 5AR**

- Location:** The property is located in a prominent position on the busy A243 Hook Road close to the Ace of Spades junction with the A3. The surrounding area includes small local retailers such as a hairdresser and newsagent plus a branch of Bathstore.com and a Shell Petrol Filling Station.
- Description:** The premises comprise a relatively large lock up shop/showroom with two on site car parking spaces and a forecourt over which there is a canopy.
- Accommodation:** The retail unit at 177 Hook Road has the following approximate measurements and net internal floor areas;
- Internal Width: 36ft 8 ins (11.17 m)
Depth: 32ft 10 ins (10 m)
Retail Area: 1,200 sq ft (111.5 sq m)
Single WC
Forecourt
2 Car Parking Spaces
- Rating Assessment:** The property has a rateable value of £16,250 which at the current rate in the Pound of 43.3p gives an amount of rates payable for the year from April 2011 of £7,036.25. This is the full amount of rates payable and takes no account of any small business rate or other reliefs that might be available. Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 020 8547 5757.
- Terms:** The property is available to let on a new full repairing and insuring lease for a term by arrangement subject to periodic upward only rent reviews.
- Price:** £20,000 per annum exclusive.
- Legal Costs:** Each party to bear their own legal costs.
- Viewing:** Strictly by appointment with joint sole agents.

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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.