



122-124 Tolworth Broadway, Surbiton, KT6 7HT

Large shop to let offering over 5,500ft² plus a service yard.



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Rent: £100,000 pa exclusive

LOCATION: - The property is situated with an exceptionally large frontage to Tolworth Broadway, close to its junction with the Tolworth roundabout and the A3. Tolworth Broadway is a link road between the A3 and Surbiton and beyond to Kingston and the property benefits from vast quantities of passing vehicular traffic over the majority of the day. The property shares the locality with a mixture of multiple and more local trades. Multiples include Domino's Pizza (adjoining), Scope, M&S Food, Subway, Boots, Costa, and various others. There is also a good representation of more local traders.

There are some nearby short-term parking bays and loading is available via the service road to the rear with a good size yard which also enables staff parking. The surrounding area is an extremely densely populated residential catchment which the Broadway services. There are numerous bus routes in the locality and a number of bus stops nearby.

DESCRIPTION: - The property comprises a large retail unit considered suitable for a variety of occupiers. The property has solid floors, high ceilings, air conditioning (not tested) and an extensive glazed frontage. There are double

loading doors to the rear leading onto a dedicated service yard and communal service road. There are internal WC facilities and a small staff area together with offices and stores.

ACCOMMODATION: -

Gross frontage 27.5m
Internal width 27.2m narrowing to 22.0m at the very rear
Built depth 21.0m
Floor area 514m² (5,533ft²) approx.
Service yard 159.48m² (1,717ft²)

USE/PLANNING: -

We understand the property currently falls within Class E (Retail / Office) of the latest Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses including retail, medical and quasi-medical, leisure and some restaurant uses.

Interested parties should make enquiries of the local planning authority regarding their respective use prior to offer.

TENURE: - The property is offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £100,000 (One hundred thousand pounds) per annum exclusive plus VAT is sought.

BUSINESS RATES: - The property has a rateable value of £83,000. Enquiries should be made of the Valuation Office Agency in this regard.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned and will be provided upon receipt.

VAT: - We understand the property is elected to VAT and VAT is to be charged on all rents.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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