



James ashley
commercial
property consultants

26 Victoria Road | Surbiton | Surrey | KT6 4JZ
PRIME SHOP WITH BASEMENT TO LET

26 Victoria Road | Surbiton | Surrey | KT6 4JZ | PRIME SHOP WITH BASEMENT

- ground floor & basement
- 263.63 m² (2,840 ft²) approx.
- 'e' use class
- new lease available
- rent: £58,000 per annum
- alternative uses considered - s.t.p.

DESCRIPTION

Prime mid terrace shop premises with large usable basement, currently arranged as a front sales area, rear staff room/office, kitchen, single WC and mezzanine store room. The basement has a large open space in the middle with various partitioned store rooms and fire exit leading out onto St Andrew's Road.

We understand that the premises have an 'E' Use Class, which includes; retail, restaurant, leisure, medical and office. Alternative uses will be considered.

LOCATION

Situated on Victoria Road (B3370) between St Andrew's Road and St James' Road, in the centre of Surbiton.

Neighbouring occupiers include; Costa Coffee, McDonalds, Snappy Snaps, Papa Johns, Gym Group, Greggs, HSBC, Poundland, M & S Food, Boots, Kokoro, Post Office, Morrisons, Pret a Manger, Clarks, Cook, Superdrug, Nationwide and EE, together with a good mix of other independent and local traders.

Surbiton mainline railway station is within walking distance, providing services to London Waterloo, Clapham Junction, Guildford, Hampton Court, Walton, Alton, Basingstoke, Portsmouth and Woking. There are also buses serving the area located on Victoria Road.

ACCOMMODATION

Ground floor	145.85. m ²	1,570 ft ²	
Basement	117.98 m ²	1,270 ft ²	
TOTAL	263.63 m²	2,840 ft²	N.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed. Available from September.

BUSINESS RATES

We understand that the current rateable value is £49,250. Contact Royal Borough of Kingston upon Thames council on 020 8547 5000 to confirm what amount is actually payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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