

# Prime<sup>+</sup> Retail

## Shop Lease Available

**SURBITON**

**37 Victoria Road**

### Location

The subject property is located in a good trading position on Victoria Road, immediately opposite Sainsburys Supermarket. Other nearby retailers include Superdrug, COOK, Snappy Snaps, Nationwide and Costa.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground floor only, providing the following approximate net internal floor areas:-

Ground Floor	1,143 sq ft	106.19 sq m
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### Lease

The property is available by way of an assignment of the existing lease from 29th July 2015, expiring on 28th July 2030.

There is a tenant's only option to break on 28th July 2025, upon providing 6 months prior written notice.

### Rent

Upon Application.

### Terms

Incentives are available to an incoming tenant. Further details are available on request.



### Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£31,500
UBR	£0.49
Rates Payable	£15,435

Interested parties are advised to make their own enquiries with the Local Authorities.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

An EPC has been commissioned and is available upon request.

## Viewing

All viewings are strictly by prior appointment.

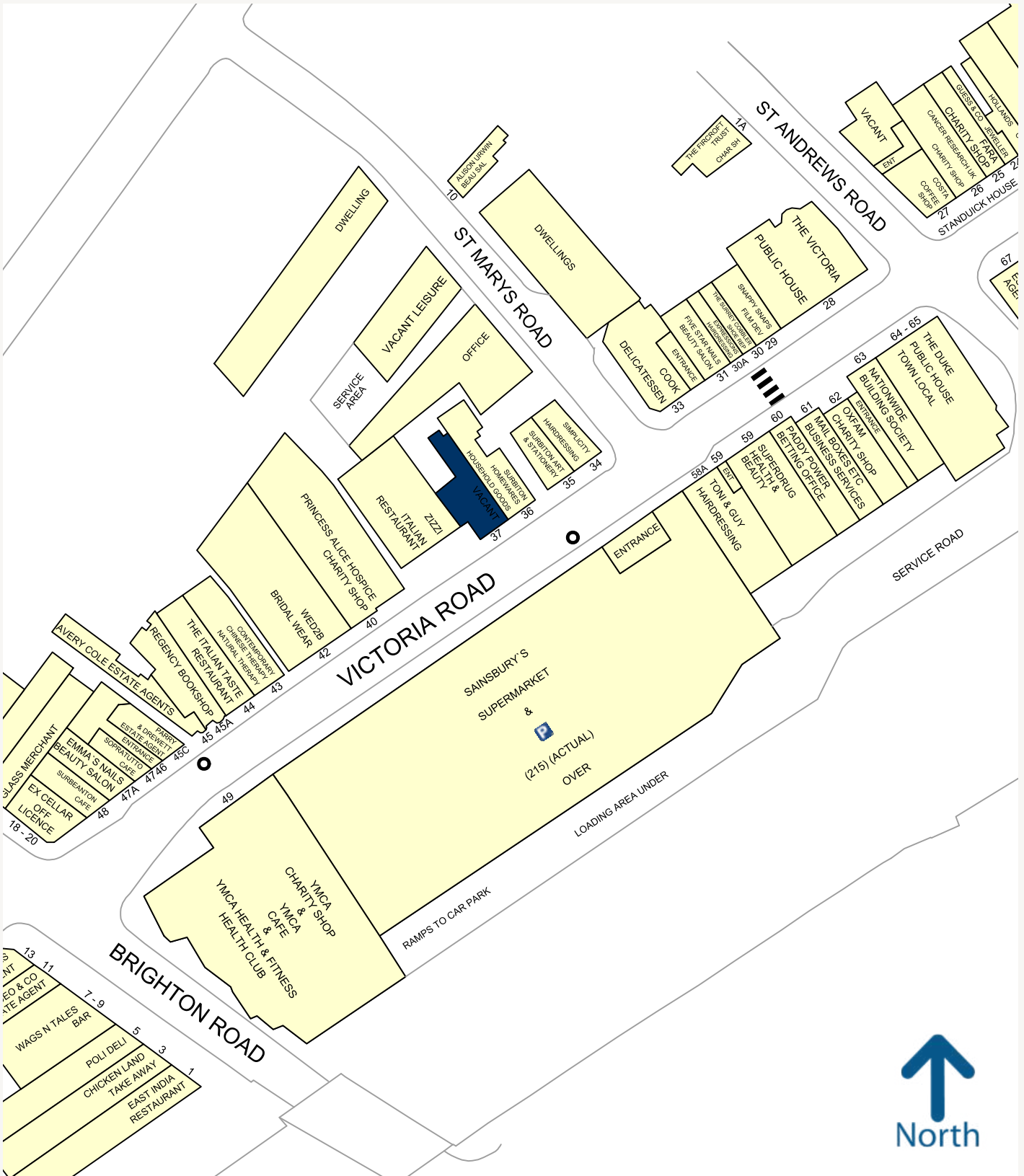
For further information or arrangements to inspect please contact:

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020 7016 5340





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**020 7016 5340**

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.