

PROMINENT CLASS E
FREEHOLD FOR SALE
SURBITON
10 VICTORIA ROAD



Description

Surbiton is a suburban neighbourhood located in the Royal Borough of Kingston-Upon-Thames in southwest London.

Surbiton is one of the major retailing destinations in the Royal Borough of Kingston-Upon-Thames. The main shopping thoroughfare is Victoria Road with major retailers including **Sainsbury’s, Mark & Spencer and Boots.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with basement, providing the following approximate areas:

Ground Floor Sales	1,459 sq. ft.	(135.55 sq. m)
Ground Floor Ancillary	1,265 sq. ft.	(117.52 sq. m)
Basement Ancillary	1,246 sq. ft.	(115.76 sq. m)
Total	3,970 sq. ft.	(369 sq. m)

The property has 6 car parking space.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£560,000.**

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£55,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C 61. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners,** contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

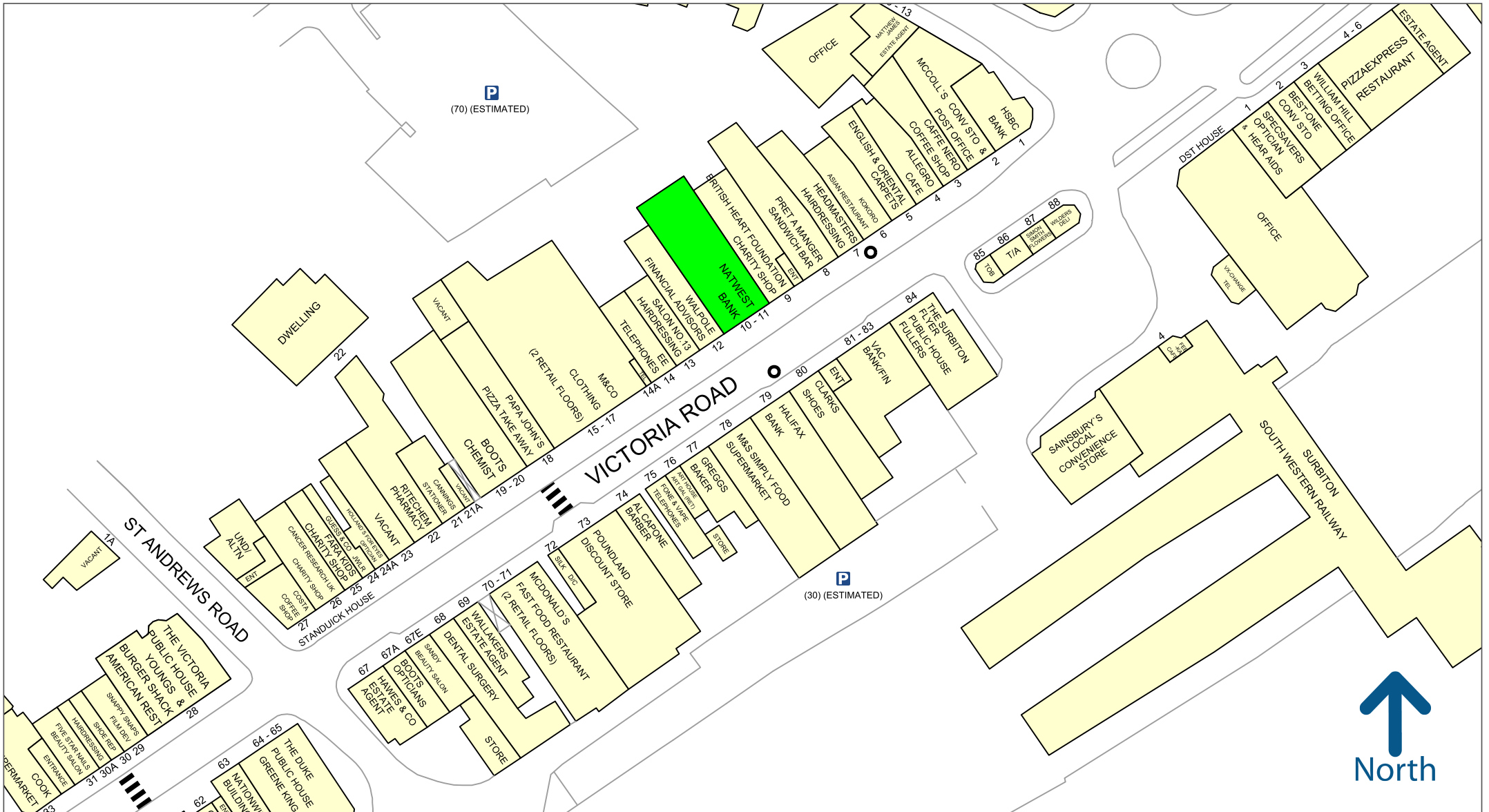
Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





50 metres

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Created By: Green and Partners

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