

SURBITON

FIRST FLOOR PREMISES

6,056 SQ FT (562 SQ M) Gross Internal (approx.)
(Adjacent 1st Floor Restaurant Premises with late music licence, approximately 6,350 sq ft (590 sq m) could also be made available)



Ace of Spades, Hook Rise North, Surbiton, Surrey KT6 5AT
To Let

www.hurstwarne.co.uk

Regulated by RICS



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Agency • Investment • Development • Asset Management • Landlord & Tenant

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Location

The premises are located at the Ace of Spades roundabout adjacent to the A3, in an extremely prominent position. The Ace of Spades roundabout is elevated above the A3 providing access directly onto the northbound carriageway and to the A308 southbound.

The A243, which crosses the A3 at this point, provides a means of access to Surbiton the west and Leatherhead and J9 of the M25 to the east.

Description

The premises comprise first floor accommodation above Bathstore.com and the London Kitchen Shop.

The premises are currently vacant and are offered in a shell format. Previous uses for this accommodation include Place of Worship and restaurant/night club.

Accommodation:

The premises extend to approximately 6,056 sq ft (562 sq m) gross internal. 7 car parking spaces are demised with the premises. From 8pm to 8am all parking on this site is available on a first come first served basis.

The adjacent 1st floor restaurant premises with late music licence comprising 6,350 sq ft (590 sq m) could also be available.

Tenure

A new fully repairing and insuring lease for a term and rent to be agreed. The premises are offered in a shell format and require refurbishment. An allowance will be made to take this into consideration (subject to status).

Interested Parties

Interested parties should be able to demonstrate a suitable financial covenant and/or track record. A rent deposit or guarantee may be required.

Legal Costs

Each party to be responsible for their own legal costs.

For Further Information:

Strictly by appointment with the sole letting agents:

Maurice Johnson

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Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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