

**330-332 Hook Rise North,
Surbiton,
KT6 7LN.**



1,652 Sq. ft (153.47 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.

www.michaelrogers.co.uk

Location:

The property is situated on Hook Rise North just off the A3 giving it considerable exposure to passing traffic. Positioned in the centre of a diverse parade of local shops, this unit also benefits from the large residential catchments of Hook, Tolworth and Ditton Hill.

The property is some 1.5 miles away from Tolworth railway station (45 mins to Waterloo).

Description:

The double unit is arranged over ground floor and benefits from rear access and loading.

Amenities:

- Double fronted unit.
- Spot lighting.
- Suspended ceiling.
- Kitchen area.
- WC.
- Rear access.

Accommodation:

	SQ FT	SQ M
Sales	1,376	127.83
Internal storage	129	11.98
External storage	147	13.66
Total	1,652	153.47

**Terms:**

The unit is available on a new effective full repairing and insuring lease for a term by arrangement incorporating 5 yearly upward only rent reviews.



Rent:

£29,500 per annum exclusive.

VAT:

The property is not elected for VAT.

Insurance/Service charge:

The insurance premium at present is £1,445.07. There is no service charge as such. Repairs are charged on an ad hoc basis.

Business Rates:

The rateable value is £18,500, giving rates payable of £9,231.50.

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

C67.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact sole agents:

Michael Rogers LLP Niall Christian – 020 8332 4591

niall.christian@michaelrogers.co.uk

Subject to Contract

May 2024

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