

COMMERCIAL PROPERTY

DOUBLE FRONTED SHOP

TO LET (AVAILABLE AS A WHOLE OR CAN BE SPLIT)

866 – 1,758 sq ft (80.44 – 163.30 sq m)



**78/80 THE BROADWAY, TOLWORTH BROADWAY,
SURBITON, SURREY, KT6 7HR**

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Location:	Terms: (subject to contract)																		
<p>The premises are located in a prominent position on Tolworth Broadway at the Junction with the A3 roundabout. The premises benefit from a high volume of passing traffic as it is located on the main route between the A3 and Kingston Town Centre. Other nearby occupiers include Marks & Spencer, Iceland, Tesco Express, Blockbuster, Abbey, Subway, Dominos Pizza, Radio Jackie and other local retailers and restaurateurs. The premises benefit from its location in densely populated residential area.</p>	<p>The premises are available by way of a new sublease or via assignment of the existing lease. The lease was granted in March 2004 for a term of 10 years expiring in March 2014.</p>																		
Description:	Rent:																		
<p>The premises comprise of a double fronted lock up shop with rear access off Broad Oaks for loading/unloading and access to four car parking spaces. The shop can be let as a whole or split in half to provide one smaller retail unit. The shop has retail use within Class A1 of The Town and Country Planning (Use Classes) Order 1987. There are male and female WC's at the rear of the ground floor as well as a kitchenette and storage space.</p>	<p>The passing rent is £28,000 per annum exclusive.</p>																		
Accommodation:	Business Rates:																		
<p>The property has been measured on the basis of net internal areas and the approximate areas are as follows:-</p> <table border="1" data-bbox="86 1451 737 1836"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>78 The Broadway</td> <td>866</td> <td>80.44</td> </tr> <tr> <td>80 The Broadway</td> <td>892</td> <td>82.86</td> </tr> <tr> <td>78/80 The Broadway</td> <td>1,758</td> <td>163.30</td> </tr> <tr> <td>Shop Width</td> <td>36 ft</td> <td>11.13 m</td> </tr> <tr> <td>Shop Depth</td> <td>50 ft</td> <td>15.21 m</td> </tr> </tbody> </table>		sq ft	sq m	78 The Broadway	866	80.44	80 The Broadway	892	82.86	78/80 The Broadway	1,758	163.30	Shop Width	36 ft	11.13 m	Shop Depth	50 ft	15.21 m	<p>Rateable Value: £25,000 Rates Payable £10,350 p.a.</p> <p>UBR = 41.4p in the £ (2010/2011)</p>
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Viewing & Further Information:	Legal Costs/VAT:																		
<p>Strictly by appointment through sole agents.</p> <div data-bbox="880 1420 1366 1738" style="text-align: center;">  <p>CURCHOD & CO 01932 823614 www.curchodandco.com</p> <p>ioswin@curchodandco.com dgawne@curchodandco.com newsam@curchodandco.com</p> </div>	<p>Both parties legal costs to be borne by the ingoing tenant.</p> <p>VAT may be charged at the prevailing rate.</p>																		

Aug 10

SUBJECT TO CONTRACT