

TO LET

**Ground Floor approx 2,300 sq ft - Basement approx 1,800 sq ft
PLUS EXTENSIVE REAR CAR PARK—FORMER RESTAURANT
Potentially suitable for other Class E uses STPP**



90/92 EWELL ROAD, SURBITON, KT6 6EX

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LOCATION

The premises are prominently situated on Ewell Road adjacent to Surbiton Health Centre and just to the north of its junction with Oak Hill Crescent. Surbiton Mainline railway station is within an approx. 8 minute walk and provides fast and frequent services into London Waterloo.

DESCRIPTION

We understand the premises traded as a restaurant for many years and are currently vacant. The premises have extensive frontage onto The Ewell Road and also benefit from a large rear car park which is accessed from its own entrance to the right-hand side of the premises. The owners will retain the right to park two cars in the car park and will also retain a small outbuilding.

AMENITIES

- Gas Fired Boiler
- Air Conditioning/ Comfort Cooling
- Male & Female WC's at ground & basement
- Commercial Kitchen

NB NONE OF THE SERVICES HAVE BEEN TESTED.

ACCOMMODATION

We understand the following approximate Gross Internal Floor areas apply

90/92 EWELL ROAD, SURBITON

Ground Floor approx	2,300 sq ft
Basement approx	1,800 sq ft
Total	4,100 sq ft

Plus, rear car park potentially suitable for up to 9 cars subject to confirmation
Plus external covered area approx 440 sq ft

ANTI MONEY LAUNDERING

To comply with statutory Anti Money Laundering regulations, Cattaneo Commercial Ltd undertake standard, personal and Company AML checks on successful Purchasers and Tenants and also Vendors and Landlords and any other entity that has an interest in the property.





LEASE

The premises are offered on a new effective FR&I lease for a term to be agreed.

RENT

£45,000 per annum exclusive.

If the premises are let to another restaurant a premium will be payable. Full terms on application.

VAT

We are advised the premises are registered for VAT and VAT will be payable on rent and other outgoings.

BUSINESS RATES

We understand the following apply:

Restaurant and Premises

Rateable Value £33,750

Rates Payable **£16,841.25 (2025/26)**

EPC

Band B (43)

VIEWING: Strictly by appointment through sole agents:

ANDY ARMIGER

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