

**SHOP/OFFICE PREMISES  
(FORMERLY LONG-ESTABLISHED HAIRDRESSING SALON)  
NEW LEASE AVAILABLE**



**113 Chiltern Drive, Berrylands, Surbiton, Surrey KT5 8LS**

**Type and Location**

An existing fully fitted Hairdressing Salon situated close by to Berrylands Railway Station (London Waterloo 27 minutes).

**Area**

Net Internal Area – 265 square feet (24.6 square metres) plus Washroom facility.

**Planning**

Class 'E' Planning Use to include Retail Shops, Offices, Cafés etc.

**Lease**

A brand new effective full repairing and insuring Lease for a term of five years and upwards is offered.

**Annual Rent**

£12,000 per annum exclusive.

**Business Rates**

Nil Annual Business Rates payable for the year ending 31<sup>st</sup> March 2027.

**Further Details/Viewing**

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381.

**[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com) or [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)**

*Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.*

<b>LOCATION:</b>	The property is situated in an established and popular parade of neighbourhood shops serving the large residential district of Berrylands and close by to Berrylands Railway Station with its regular train services to London Waterloo (27 minutes). There is free on street parking directly outside the shop.
<b>DESCRIPTION:</b>	<p>The premises is currently fully fitted as a small Hairdressing Salon which has been trading for over nine years. The interior has a Net Internal Area of 265 square feet (24.6 square metres).</p> <p>Features include:</p> <ul style="list-style-type: none"><li>* Attractive timber framed and glazed window display frontage with return frontage</li><li>* Prominent fascia sign across window frontage</li><li>* Suspended ceiling with modern spotlight fittings</li><li>* Modern tiled floor covering throughout</li><li>* Small rear Washroom facility</li><li>* Small rear tea-making area</li><li>* Ample free on street parking directly outside the shop</li></ul>
<b>LEASE:</b>	The premises are offered on a brand new effective full repairing and insuring Lease for a term of five years and upwards.
<b>ANNUAL RENT:</b>	<b>£12,000</b> per annum exclusive.
<b>BUSINESS RATES:</b>	Nil Annual Business Rates payable for the year ending 31 <sup>st</sup> March 2027 (Subject to eligibility to Small Business Rates Relief).
<b>PLANNING:</b>	The property has the benefit of Class 'E' Planning Use which includes Retail Shops, Offices and Café etc.
<b>EPC:</b>	An Energy Performance Certificate has been commissioned and will be made available to interested parties.
<b>LEGAL COSTS:</b>	Each party to cover their own legal costs.
<b>FURTHER DETAILS/ VIEWING:</b>	Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a> Carlie Sandys: <a href="mailto:csandys@wallakerscommercial.com">csandys@wallakerscommercial.com</a>