

DOUBLE FRONTED RESTAURANT PREMISES NEW LEASE AVAILABLE



4 and 5 Ace Parade, Hook, Chessington, Surrey KT9 1DR

Type

A highly visible double fronted Restaurant premises located in a busy parade of shops fronting the Ace of Spades roundabout junction with the A3 at Hook.

Area

Gross Internal Area – 1,325 square feet (123 square metres) plus enclose yard with rear service road access.

Planning

Class 'E' Planning Use including Restaurant, Retail and Office Uses etc.

Lease

The premises are offered on a brand new effective full repairing and insuring Lease for a term of five years and upwards.

Annual Rent

£30,000 per annum exclusive.

Business Rates

Annual Business Rates payable for the year ending 31st March 2027 are approximately £12,700.

Further Details/Viewing

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

smullaney@wallakerscommercial.com or 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.

LOCATION:	The premises occupy a prominent position in a busy parade of neighbourhood shops directly fronting the Ace of Spades roundabout junction of Hook Road with the A3 in Surbiton/Hook.
DESCRIPTION:	<p>A long established double fronted Restaurant premises comprising the following areas and layout:</p> <p>Net Frontage – 18’ 5”</p> <p>Total Depth – 48’ approx.</p> <p>Gross Internal Area – 1,325 square feet (123 square metres)</p> <p>Features include:</p> <ul style="list-style-type: none">* Prominent illuminated fascia signage* Timber and glazed display window frontages* Internal entrance lobby* Two separate Dining room areas* Modern Ladies and Gentleman’s Washroom facilities* Three phase electrical power installed* Ceiling mounted air conditioning units* Large Kitchen and Prep room with fitted ventilation unit/hood* Enclosed yard area accessed from rear service road
PLANNING:	The premises has the benefit of Planning Use Class ‘E’ Restaurant which also includes Retail Shop, Office and Medical type uses.
BUSINESS RATES:	The Annual Business Rates payable for the year ending 31 st March 2027 are £12,700.
LEASE:	The Restaurant is offered on a brand new effective full repairing and insuring Lease for a term of five years and upwards.
ANNUAL RENT:	£30,000 per annum exclusive.
EPC:	Commercial Energy Rating of C 63.
LEGAL COSTS:	Each party to cover their own legal costs.
FURTHER DETAILS/ VIEWING:	<p>Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.</p> <p>Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com</p>