

5763

NEW TO THE MARKET



TO LET, MAY SELL

BUSINESS PREMISES WITH A2 USE

1,433 SQ FT (133.13 SQ M)

**ST. LEONARD'S ROAD
WINTERS BRIDGE
THAMES DITTON
KT7 ORL**

Tel: 020 8707 3030

www.desouza.co.uk

Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

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Location

The property is located on the corner of St Leonard's Road and King's Drive just set back off Portsmouth Road in the centre of Thames Ditton. Thames Ditton and Surbiton stations are within 1 mile and 1½ miles respectively.

Description

The ground floor is fitted out as a High Street bank with administrative offices and a single storey extension to the rear currently acting as the strong room. The upper floor contains the WC's and 3 separate rooms plus additional storage. The property has A2 planning use.

Amenities

- Prominent location
- Close to local amenities
- Kitchenette
- WC's on the first floor
- A2 Planning Use
- Strong room
- Car Parking

Accommodation

Ground floor (NIA)	840 sq ft	78.03 sq m
Ground Floor Rear Storage / Strong room	148 sq ft	13.75 sq m
First Floor	445 sq ft	41.43 sq m
Total	1,433 sq ft	133.13 sq m

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Rent

On application

Freehold

The freehold may be available. Price on application.

EPC

An Energy Performance Certificate (EPC) is available.

Viewing

By appointment through sole agents

De Souza & Co.

Paul Flannery
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