franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

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Price/premium £190,000 **Size** 688 Square feet **Ref** #3429

Address

Address: 172 Hook Road
Postcode: KT6 5BZ
Town: Surbiton
Area: Surrey

Location

Local parade with easy access to the A3, M25 & Surbiton town centre.

Description

FREEHOLD INVESTMENT FOR SALE GUIDE PRICE: £190,000

An attractive and beautifully presented ground floor beauty salon, fitted to a high standard throughout and offering an excellent opportunity for an investor seeking a well-located commercial investment.

The property benefits from a spacious ground floor salon area, together with a basement providing an additional treatment room, WC and shower facilities measuring a total of approximately 688 sq ft- 462 sq ft on ground floor and 226 sq ft in the basement.

Ideally situated on Hook Road, just off the Ace of Spades roundabout, the property enjoys a prominent location with excellent passing traffic and strong levels of passing footfall.

The salon is currently let on a 10-year lease commencing May 2024, with a tenant's break clause at the fifth anniversary. The current rent is £14,500 per annum. The lease is held in the name of a limited company, with no directors' guarantees in place. A rent deposit of £2,333.33 was paid in May 2024.

An excellent opportunity to acquire an attractive commercial investment in a well-positioned location.

General Information

Tenure:	Freehold
Price/premium:	£190,000
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £11,750- payable at the prevailing rate.
Lease details:	10-year lease commencing May 2024. Tenant only break clause at the fifth anniversary.

Features

- ✓ Air Conditioning
- ✓ Parking close by
- ✓ Prominent location
- ✓ Fully let investment

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).


SURBITON BEAUTY STUDIOS


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