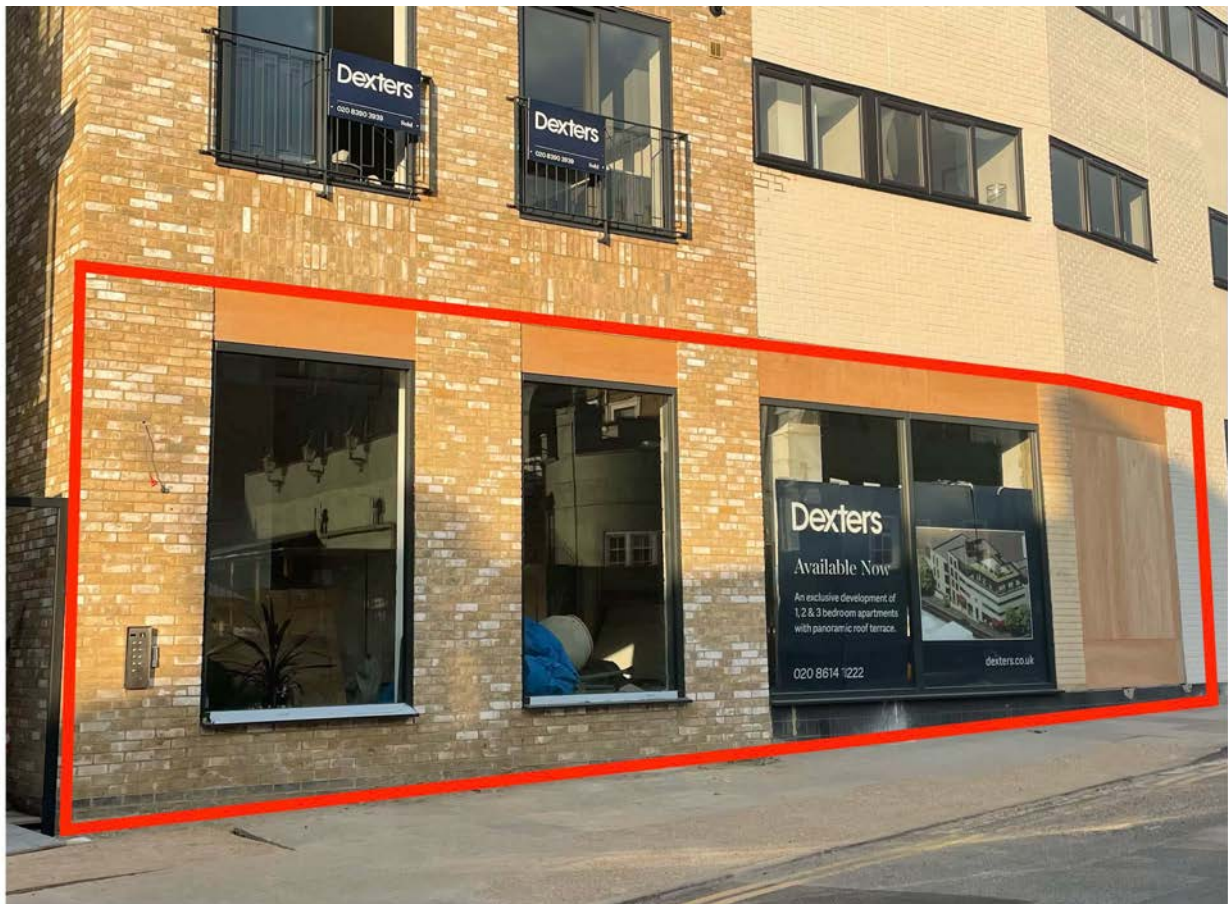


**PROPERTY INFORMATION**

**GROUND FLOOR  
800 SQFT CLASS E SPACE  
FOR SALE**



**NO 1a ST ANDREWS ROAD  
SURBITON  
SURREY KT6 4JZ**

**Location :** Surbiton Town Centre is a vibrant hub in south west London. With its quaint charm and bustling atmosphere, Surbiton offers a delightful blend of contemporary amenities and green spaces.

Transport links are excellent, with Surbiton Station serving as a vital transportation hub. From here, frequent trains connect Surbiton to Central London and beyond, making it an ideal location for commuters and adventures alike.

**Description :** The property comprises the ground floor unit on the St Andrews Road frontage within a larger mixed-use development due to be completed shortly. The unit benefits from full height glazed frontage and will be open plan with a single cloakroom.

**Accommodation :** The total gross internal floor area is 800 sqft ( 74.3 sqm ).

**Sale Terms :** The granting of a new 999 year lease with a ground rent of a peppercorn.

**Price :** **£ 300,000 ( Three hundred Thousand pounds ).**

**EPC :** To be confirmed.

**VAT :** Will applicable at the prevailing rate.

**Legal Costs :** Each party to be responsible for their own costs.

**Viewing :** By appointment through Sole Agents :

Contact : **Nick Coughlan : 07774 417 303**



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