MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

STORAGE PREMISES FREEHOLD FOR SALE

55B PARK ROAD, KINGSTON UPON THAMES, KT2 6DB

SUMMARY

- **866 sq ft (80.48 sq m)**
- **Single storey lock-up store**
- **Freehold for Sale**
- **Price: Offers in excess of £250,000 for the freehold interest, Subject to Contract**

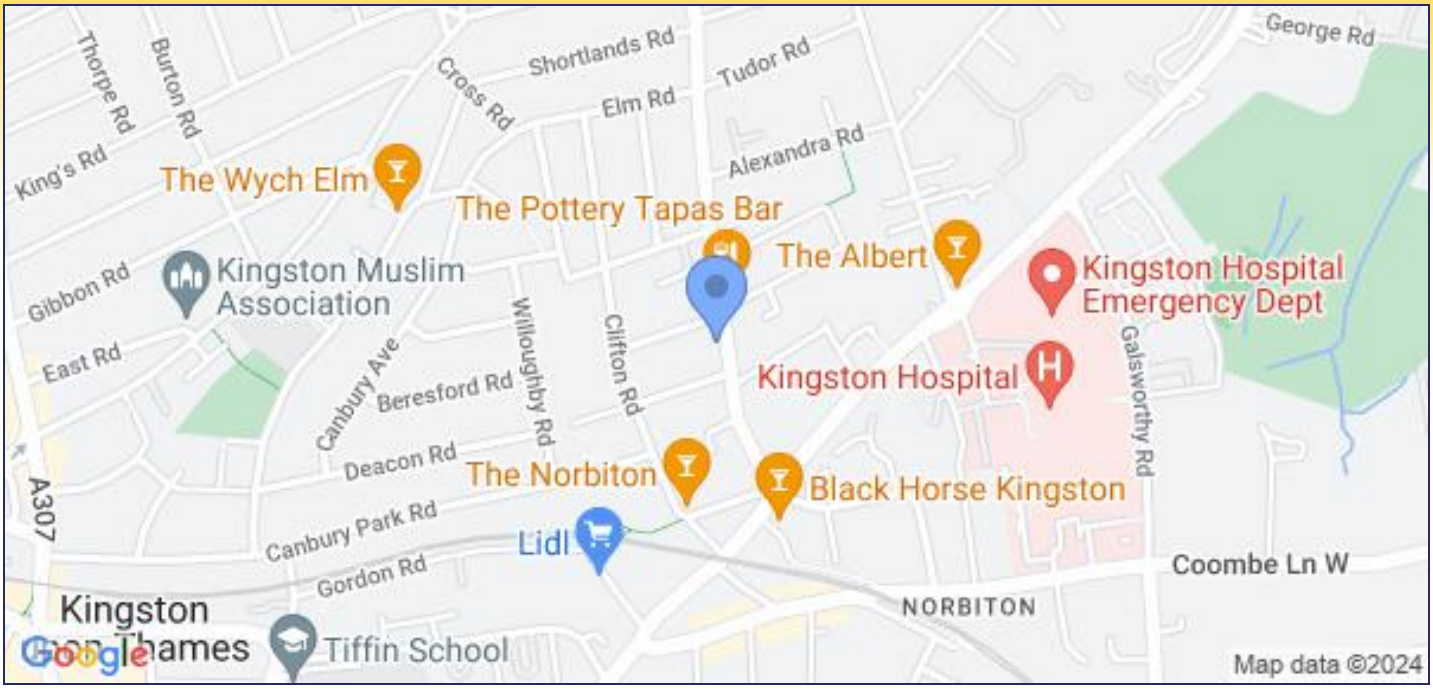
AMENITIES

- **Access for loading & unloading**
- **All mains services connected**
- **Close to Norbiton Railway Station**
- **Eligible for 100% Small Business Rate Relief**
- **No VAT**
- **Parking weekdays 8.30 am to 6.30 pm**
- **Recently re-covered roof**

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk



LOCATION

On the west side of Park Road, mid-way between its junctions with Elton Road and Glenville Road to the rear of L'Assaggnio Cafe and adjoining numerous residential gardens. The property is approximately three-quarters of a mile due East of Kingston town centre and Railway Station and approximately 7 minutes' walk from Norbiton Railway Station (London Waterloo 20 minutes).

DESCRIPTION

The property comprises a single storey self-contained storage unit of brick and blockwork construction interconnecting with a single storey "Marley-style" pre-fabricated concrete section double garage under a recently re-covered flat roof section and pitched roof. Adjoining the garage is a WC and a very small enclosed external yard. All mains services are connected to the building including electricity, water and gas. There is a gas-fired central heating boiler, which has not been tested. There is virtually no natural light to the premises. Access is via a double door leading to a sloping ramp into the property. The driveway leading from Park Road is not held within the freehold title; however, there are vehicular rights of access in perpetuity and the right to park on the driveway during week days between 8.30 am and 6.30 pm.

ACCOMMODATION

FLOOR	SIZE
Storage unit	866 sq ft (80.48 sq m)
Total	**866 sq ft (80 sq m)**

PRICE

Offers in excess of £250,000 for the freehold interest, Subject to Contract

RATES

The premises are listed on the Valuation Office website < https://www.gov.uk/find-business-rates > as Store and Premises having a Rateable Value of £6,000 payable at 49.9p in the £ (UBR 2024/25). The rates payable for the year ending 31st March 2025 should be £2,994. Subject to eligibility, an occupier could qualify for 100% Small Business Rate Relief and there should be NIL rates payable.

VAT

VAT is not applicable

EPC RATING

D-86

VIEWING

Viewing strictly by prior appointment with the agent:

Crispin d'Albertanson
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Property Ref: 1002. Date: 2024