

41 RICHMOND ROAD, KINGSTON UPON THAMES, KT2 5BW



SUMMARY

- **2,370 sq ft (220.26 sq m)**
- **Ground and first floor A1 Retail unit with storage**
- **Possible B1, D1, D2 uses, Subject to Planning**
- **Freehold for Sale**
- **To Let**
- **Price: POA**
- **Rent: £30,000 per annum exclusive of business rates, STC**
- **The property is available on a new full repairing and insuring lease for a term by arrangement.**

AMENITIES

- **3 Phase Electricity**
- **Rear vehicle access & loading**
- **Roller shutter to rear store room**

020 8547 0850

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

www.martincampbell.co.uk



LOCATION

Occupies a main road position which is just north of Kingston town centre.

DESCRIPTION

A ground and first floor retail unit with a rear frontage onto the Canbury surface car park. The property benefits from rear ancillary accommodation and kitchenette facilities. There is a 3 phase electricity supply.

ACCOMMODATION

The lease will be contracted inside the security of tenure and compensations provisions (Sections 24-28 inclusive) of the Landlord and Tenant Act 1954, as amended.

Gross Retail Frontage: 22'6" (6.86 metres)

EPC rating: D-99

| FLOOR | SIZE |
|---------------------------|-------------------------------|
| Ground floor sales | 1,100 sq ft (102.23 sq m) |
| Ground floor rear storage | 360 sq ft (33.46 sq m) |
| First floor ancillary | 910 sq ft (84.57 sq m) |
| Total | 2,370 sq ft (220 sq m) |

LEASE / TERM

The property is available on a new full repairing and insuring lease for a term by arrangement.

RENT

£30,000 per annum exclusive of business rates, STC

PRICE

POA

RATES

The property is listed on the Valuation Office website < www.gov.uk/correct-your-business-rates > as Offices and Premises having a Rateable Value of £21,500 payable at 48p in the £ (UBR 2018/2019). The rates payable for the year ending 31st March 2019 should be £10,320, subject to any transitional relief. We recommend that you make your own enquiries of the Valuation Office.

VAT

VAT is not applicable

LEGAL COSTS

Each party to be responsible for their own legal and other costs incurred in this transaction.

VIEWING

Viewing strictly by prior appointment with the agent:

James Haines
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