

SELF CONTAINED RETAIL UNIT

CLOSE TO KINGSTON RAILWAY STATION AND TOWN CENTRE

TO LET

OR VIRTUAL FREEHOLD SALE
MAY BE AVAILABLE

**524 SQ FT APPROX
PLUS 542 SQ FT BASEMENT**



42A, RICHMOND ROAD, KINGSTON, SURREY KT2 5EE

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LOCATION

The premises are located on the busy A307 Richmond Road, one of the main arterial routes into Kingston Town Centre close to the major redevelopment of the former Gala Bingo building and within 100 m of Kingston mainline railway station. Other nearby occupiers include **Sainsbury's**, **Richer Sounds** and **Tesco's**.



ACCOMMODATION

| GROUND FLOOR | SQ FT | SQ M |
|--------------------------|--------------|--------------|
| Ground floor retail area | 524 | 48.65 |
| Basement storage | 542 | 50.35 |
| TOTAL | 1,066 | 99.00 |
| Max shop depth | 37' 4" | 11.29 m |
| Max shop width | 15' 7" | 4.74 m |

DESCRIPTION

The accommodation comprises a well proportioned ground floor retail unit with good useful basement storage. In addition, there is a WC/shower located in the basement.

RENT

£20,000 per annum exclusive.

LEASE TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

A sale of the virtual freehold interest may be considered. Price upon application.

BUSINESS RATES

| | |
|-------------------------|---------|
| Rateable Value | £14,500 |
| Rates Payable (2018/19) | £6,960 |

We strongly recommend you verify these figures with Kingston upon Thames Borough Council.

VAT

To be advised

EPC

Rating: G

For viewings or further information please contact:

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