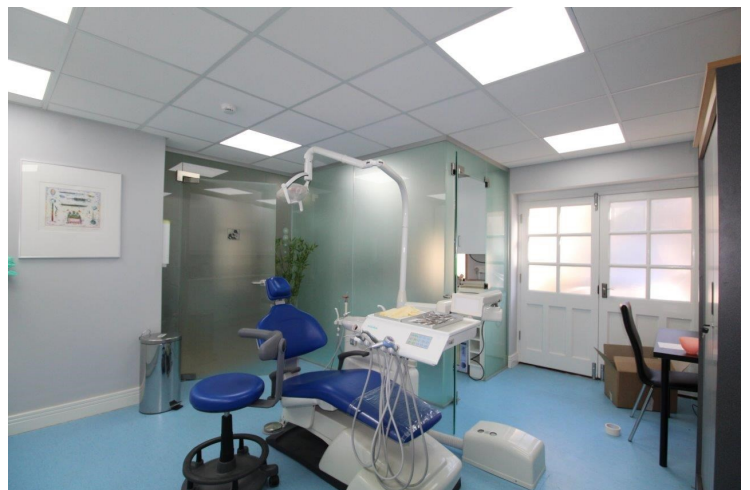
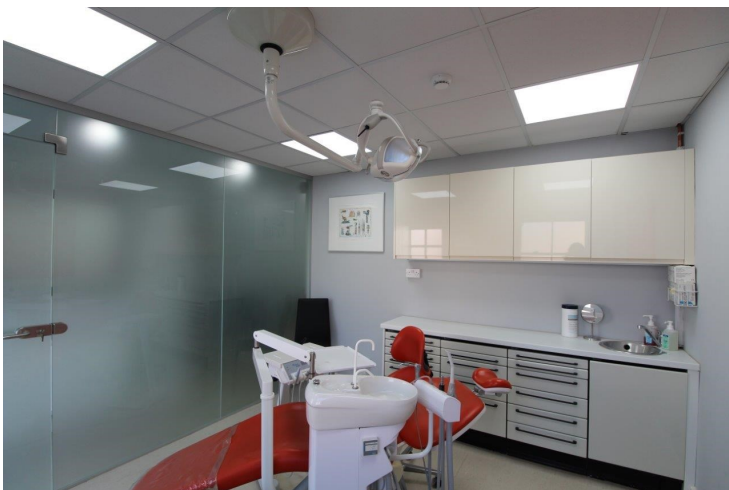


**GROUND FLOOR, 6 ST JOHN'S MEWS  
HAMPTON WICK, KINGSTON UPON THAMES  
SURREY KT1 4AN**



**RARE OPPORTUNITY TO BUY  
FULLY FITTED DENTAL PRACTICE  
563 SQ FT (52.3 SQ M) APPROX**

**FOR SALE**



## LOCATION

The property is situated on St John's Road in Hampton Wick less than 100m from the High Street and only a short walk from Hampton Wick Railway Station that offers a frequent service to London's Waterloo.

## DESCRIPTION

The property comprises the ground floor of this attractive modern development and is fully fitted as a dental practice ready for immediate occupation, providing a reception area, two separate treatment rooms and sterilising/lab area.

The premises will come with the benefit of the fitout including the dental chairs, compressor, suction machine and sterilising equipment.

Alternatively, the premises may be suitable for other uses such as offices, subject to planning.

## AMENITIES

- Fully fitted dental surgery
- 2 treatment rooms
- Reception / waiting area
- Suspended ceiling
- LED lighting
- WC
- Car parking space



## TERMS

The property is available to purchase by way of a long leasehold.

## PRICE

£330,000 exclusive.

## VAT

We are advised the property is not elected for VAT.

## RATES

Rateable Value £17,000

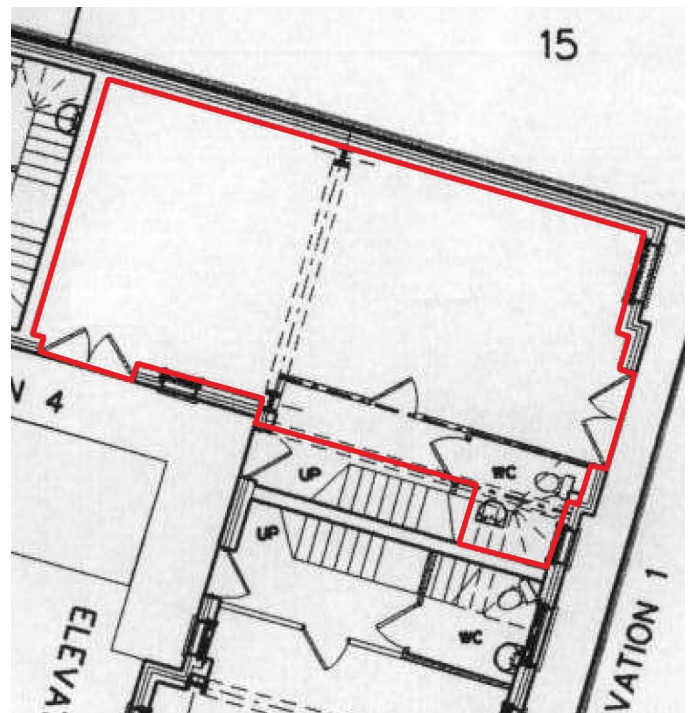
Rates Payable (19/20) £8,568

We would strongly recommend you verify these figures with Richmond Council.

## EPC

Rating B (36)

## FLOOR PLAN



For indicative purposes only - not to scale

For further information or to arrange an inspection please contact sole agents:

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