

# TO LET

51.7 SQ. M (556 SQ. FT) APPROX

128A LONDON ROAD, KINGSTON UPON THAMES, KT2 6QJ

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

[www.snellers.com](http://www.snellers.com)

- **FORMER TAKE-AWAY PREMISES**
- **BASEMENT STORAGE**
- **FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION**
- **NEW LEASE AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# 128A LONDON ROAD, KT2 6QJ

## LOCATION

The property is located on London Road, a very busy commercial area on the outskirts of the town centre of the Royal Borough of Kingston upon Thames.

The property is in a small parade of retail and food outlets and there are a large number of office occupiers in close proximity as well as an Asda supermarket.

## DESCRIPTION

The premises comprise a ground floor unit with access to a small rear yard and basement suitable for storage.

The property was re-fitted approximately 2 years ago and is fully equipped for take-away use including full extraction system, freezers, counter fridge, deep fat fryer and grill.

The property also benefits from suspended ceiling, gas boiler and electric roller shutter to the front.

## ACCOMMODATION

The property has an approximate net internal floor area of:-

51.7 sq. m (556 sq. ft)

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£18,000 per annum exclusive

## FIXTURES AND FITTINGS

Offers invited for the current fixtures and fittings.

## BUSINESS RATES

2023 Rateable Value: £11,250

For confirmation of rates payable, please contact the business rates department of the London Borough of Kingston upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: D95

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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