

NEW RETAIL UNIT TO LET

192-194 LONDON ROAD, KINGSTON UPON THAMES, KT2 6QP



Proposed Ground Floor Plan

PLANNING

2115 PL02/05	A
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Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **AVAILABLE MARCH 2025**
- **PROMINENT LOCATION WITH EXCELLENT FRONTAGE**
- **300 SQ. M (3,229 SQ. FT) APPROX.**
- **NEW LEASE**
- **£100,000 PER ANNUM**

LOCATION

The property site is situated on the east side of London Road, also known as the A308. Kingston upon Thames is an affluent commuter town, positioned approximately 11 miles to the south west of Central London.

Kingston main line railway station is situated approximately 0.6 miles to the west of the property and Norbiton mainline railway station is approximately 0.2 miles to the east. Both stations provide regular services to London Waterloo.

DESCRIPTION

The property comprises the ground floor of a new mixed use development which is to be offered in a shell condition ready for a tenants fit out.

ACCOMMODATION

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

300 sq. m (3,229 sq. ft)

TENURE

A new lease for a term by arrangement.

RENT

£100,000 per annum.

BUSINESS RATES

To be assessed.

VIEWING

Strictly by appointment through Joint Sole Agents.

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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.