

# TO LET

153.7 SQ. M (1655 SQ. FT) APPROX. GIA

192 TUDOR DRIVE, KINGSTON UPON THAMES, SURREY KT2 5QH

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **FORMER DOCTORS SURGERY**
- **SUITABLE FOR OTHER D1 USES (STP)**
- **ADJOINING PARKING AREA FOR 3 –4 CARS**
- **FRONT GARDEN AREA**

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.

# 192 TUDOR DRIVE, KINGSTON UPON THAMES, KT2 5QH

## LOCATION

The property is located on Tudor Drive, just over 1 mile from Kingston upon Thames town centre. Tudor Drive is a predominantly residential road and the property is located midway between the junctions of Latchmere Lane and Hollybush Road. There is a Local Authority Library next door to the property.

## DESCRIPTION

The property comprises a former doctors surgery and is currently partitioned to provide a number of consultancy and treatments rooms as well as a reception, waiting area and WC facilities on ground and first floor.

There is a parking area to the side of the premises for 2—3 cars and unrestricted parking on Tudor Drive and the surrounding roads.

There is a small garden area to the front of the property.

## AMENITIES

- ◆ Double Glazing
- ◆ Gas central heating
- ◆ Kitchenette
- ◆ Vinyl floors
- ◆ Alarm
- ◆ Front garden area
- ◆ Parking

## ACCOMMODATION

The property has the following approximate gross internal floor area:-

153.7 sq. m (1655 sq. ft) approx.

## PLANNING

The property has been used as a GP surgery for a number of years and the property may be suitable for other uses, subject to planning.

Interested parties are advised to make their own enquiries with the planning department of the Royal Borough of Kingston upon Thames.

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£50,000 per annum exclusive

## BUSINESS RATES

2010 Rateable Value: £20,500

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

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
020 8977 2204  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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