

FOR SALE/TO LET

35.7 SQ. M (385 SQ. FT) GIA APPROX.

17 CAMBRIDGE ROAD, KINGSTON UPON THAMES, KT1 3NG

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **GROUND FLOOR RETAIL PREMISES**
 - **FULLY REFURBISHED TO A HIGH STANDARD**
 - **POTENTIAL FOR OTHER USES**
- SUBJECT TO PLANNING**

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.

17 CAMBRIDGE ROAD, KINGSTON UPON THAMES

LOCATION

The property is located on Cambridge Road (A2043) which is the primary route from Kingston town centre to New Malden. Kingston shopping centre and railway station are within approximately 1 mile.

This local parade serves the immediate densely populated area and provides a convenience store, Ladbrokes, food take aways and E-Cigarette shop.

DESCRIPTION

The property comprises a ground floor lock up shop which has been refurbished to a high standard to include a fitted kitchen and bathroom, gas central heating, wooden flooring and new UPVC windows and doors.

There is a small court yard to the rear.

We are of the opinion that property may be suitable for alternative uses, subject to planning.

ACCOMMODATION

The property has an approximate Gross Internal floor area of 35.7 sq. m (385 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£8,000 per annum exclusive

PRICE

Offers in the region of £100,000

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE RATING

Energy Rating: C59

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial

020 8977 2204
sharon@snellers.com

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

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