

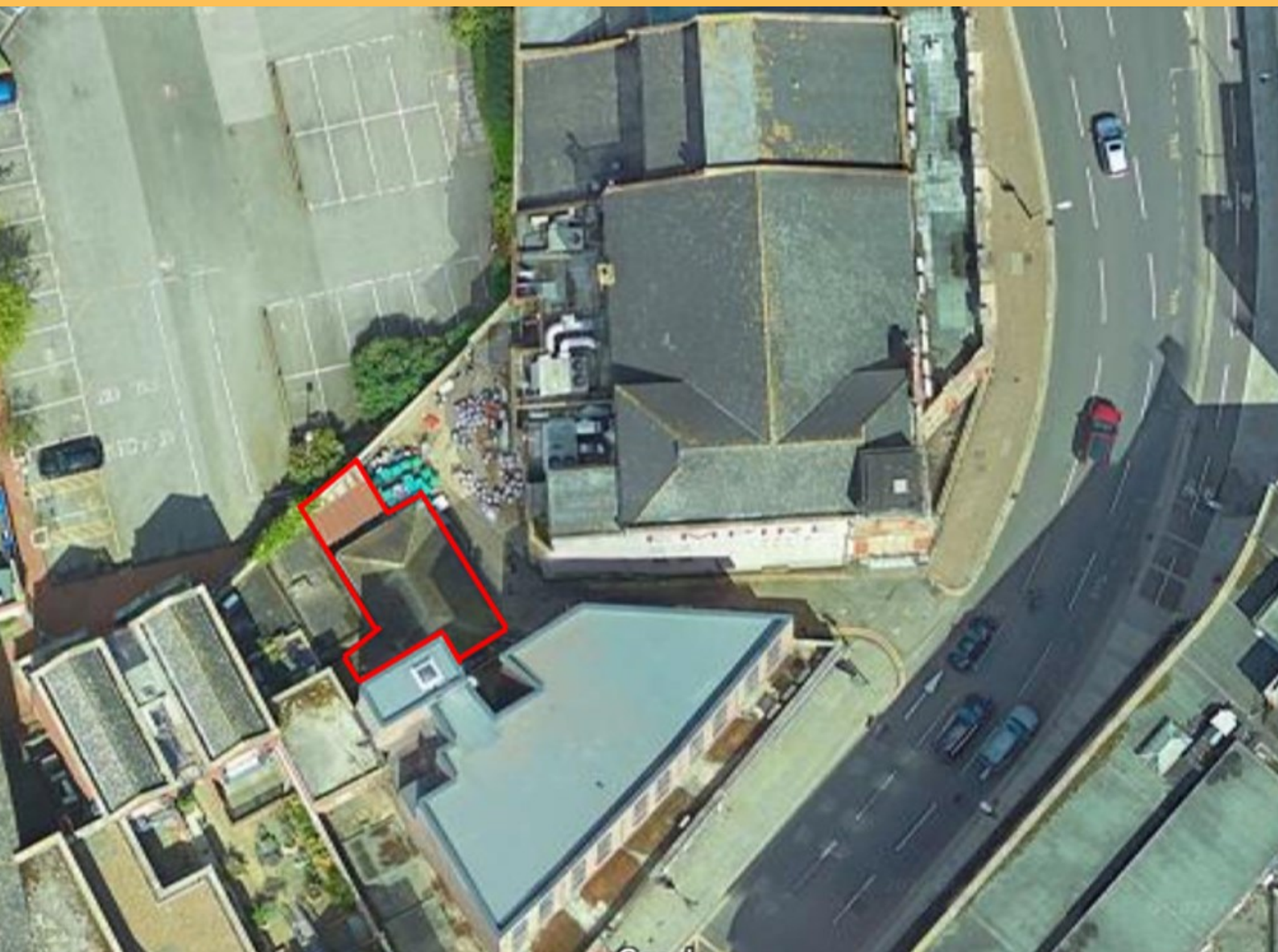
FREEHOLD LAND FOR SALE

SNELLER
COMMERCIAL

CHARTERED SURVEYORS

SITE AREA: 112 SQ. M (1,205 SQ. FT) APPROX.

NIPPER ALLEY, CLARENCE STREET, KINGSTON UPON THAMES KT1 1AD



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FORMER MUSEUM & PUBLIC CONVENIENCE**
- **DEVELOPMENT POTENTIAL (STP)**
- **FREEHOLD**
- **TOWN CENTRE LOCATION**
- **VACANT POSSESSION**

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.

NIPPER ALLEY, CLARENCE STREET KINGSTON UPON THAMES KT1 1AD



LOCATION

Nipper Alley is located on the northern side of Clarence Street within the heart of Kingston Upon Thames,

Kingston Railway Station is within approximately 0.1 miles, while there is also good access to the A3 located approximately 3 miles to the East.

DESCRIPTION

The building was originally constructed and used as a Victorian public convenience, but was converted and used as a Museum in 2003. See planning reference: 03/12085/FUL. The property is currently unused.

ACCOMMODATION

The site measure 112 sq m 1,205 sq ft

While the structure on site has the following approximate net internal floor areas

Former Gallery/WC 33.75 m2 (363.28 sq ft)

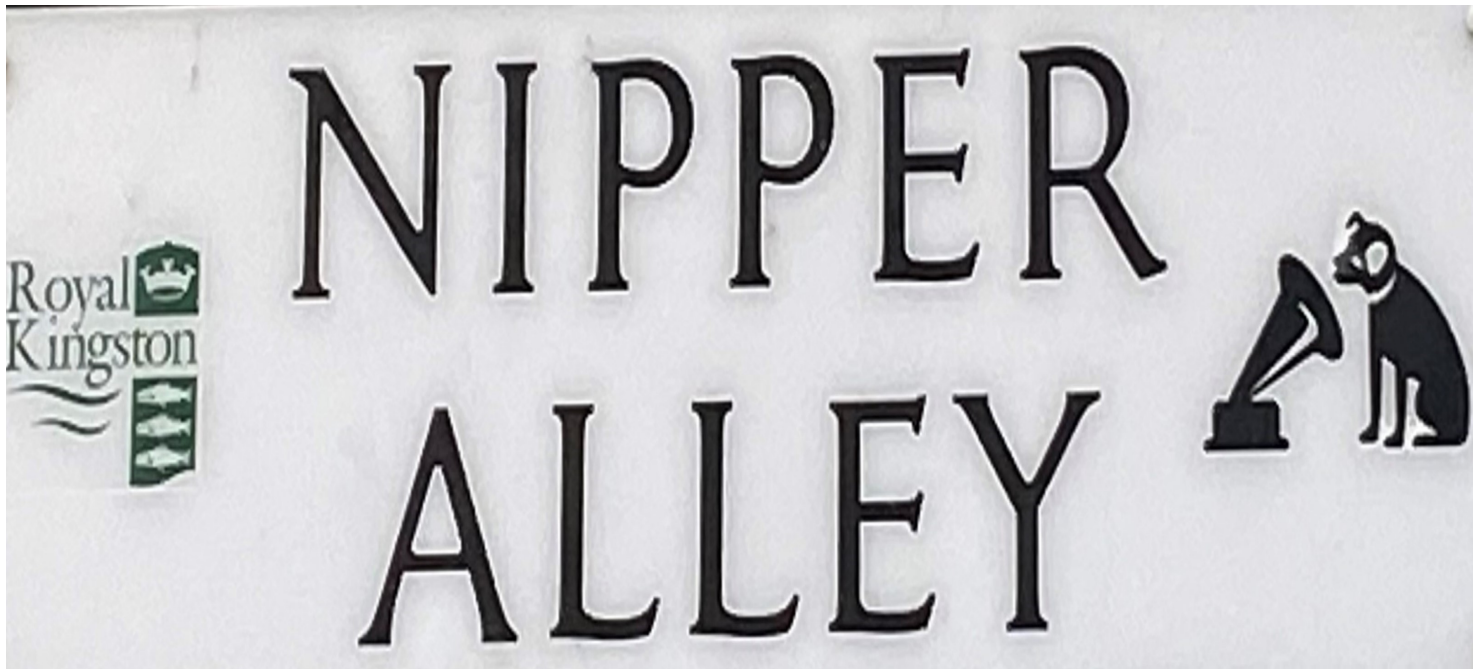
BUSINESS RATES.

2017 Rateable Value: N/A

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

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

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TENURE

Freehold

Title Number SGL666279

Title Number SGL687190 refers to the electrical substation.

This was held on a 15 year lease from 24/6/2006 at £1.00 per annum. This lease expired on 24/6/2021 and the tenant is currently holding over.

PRICE

Unconditional offers for the freehold interest are invited in excess of £350,000

ENERGY PERFORMANCE RATING

As the property is under 50 sq m (538.20 sq ft) so and EPC is not required

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
Sneller Commercial
020 8977 2204
antony@snellers.com

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