

TO LET

51.5 sq. m (554 sq. ft) plus basement

94 RICHMOND ROAD, KINGSTON UPON THAMES, KT2 5EN

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

020 8977 2204

- **FULLY REFURBISHED BUSINESS UNIT TO INCLUDE NEW SHOPFRONT**
- **FRONT FORECOURT AND REAR COURTYARD**
- **BASEMENT (1.7M HEAD HEIGHT)**
- **SHELL CONDITION READY FOR TENANTS FIT OUT**

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.

94 RICHMOND ROAD, KINGSTON UPON THAMES

LOCATION

The property is located in a prominent position on Richmond Road (A307) one of the main routes from Kingston town centre towards Ham and Richmond.

The property forms part of a small parade of shops and is in close proximity to Sainsbury's at Sury Basin providing a pay and display car park.

Kingston shopping centre and railway station are under half a mile.

DESCRIPTION

The property comprises a former ground floor retail unit with access to a basement with a head height of 1.7m. There is a front forecourt and access from the rear to a private courtyard.

Undergoing a full refurbishment, to include a new shop front, the property will be finished to a shell condition ready for a tenant's fit out.

The property will be suitable for a variety of uses within Class E.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
Ground Floor	51.5	554
Basement	7.0	75
TOTAL	58.5	629

TENURE

Available on a new lease for a term by arrangement.

RENT

£19,000 per annum

BUSINESS RATES

2023 Rateable Value: £11,900

Tenants may qualify for 100% business rates relief and for confirmation of rates payable, please contact the business rates department of the Royal Borough of Kingston upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: To be confirmed

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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