TO LET

VILLIERS ROAD, KINGSTON UPON THAMES KT1 3AY

10.32 SQ. M (111.2 SQ FT) APPROX.

SNELLER COMMERCIAL
CHARTERED SURVEYORS

- SELF CONTAINED PREMISES
- ACCESS TO POWER, WATER & DRAINAGE
- IDEAL FOR A SMALL BUSINESS SERVING THE PARK
- NEW LEASE AVAILABLE FOR PART OF THE WC BLOCK

Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

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.

ATHELSTAN RECREATION GROUND, VILLIERS ROAD, KINGSTON UPON THAMES KT1 3AY

SNELLER COMMERCIAL
CHARTERED SURVEYORS

LOCATION

The property is prominently situated within Athelstan Recreation Ground on the eastern side of Villiers Road, at the junction with Chapel Mill Road
The surrounding area comprises mainly residential dwellings and is close to Kingsmill Business Park & Fairfield Trade Park featuring Hodwens Joinery & Magnet Trade.

DESCRIPTION

The property comprises part of the public convenience block that can be reconfigured to provide a coffee shop or similar offering, serving the users of the park.

TENANCY

Available on a new lease for part of the premises for a term by arrangement.

PRICE

Offers in excess of £3,000 per annum plus VAT.

Incentives available in the form of rent free period, subject to all other terms.

ACCOMMODATION

The premises have the following approximate net internal floor area:

10.32 sq. m (111.2 sq. ft)

BUSINESS RATES

Rateable Value: TBC

ENERGY PERFORMANCE RATING

Non Applicable. No heating on site.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
SNELLER COMMERCIAL

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