

FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

FREEHOLD INVESTMENT

51 FIFE ROAD, KINGSTON UPON THAMES, KT1 1SF



- **PART INCOME
PRODUCING FREEHOLD**
- **TENANTED GROUND
FLOOR RETAIL AND
VACANT SELF
CONTAINED FIRST &
SECOND FLOOR OFFICES**
- **RENTAL INCOME
£30,000 PER ANNUM**
- **CLOSE TO KINGSTON
RAILWAY STATION &
TOWN CENTRE**

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

www.snellers.com

**020 8977 2204 Teddington
020 8547 0850 Kingston**

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.

51 FIFE ROAD, KINGSTON UPON THAMES, KT1 1SF

LOCATION

Situated within Kingston town centre on the north side of Fife Road.

Fife Road is the main thoroughfare from Kingston railway station into the town centre and is populated with restaurants, cafes and retailers including Natterjacks and Sports Direct.

DESCRIPTION

The property comprises a ground floor retail unit, currently trading as a nail salon.

There is independent access from the front to vacant offices arranged on first and second floors with fitted kitchen and toilet. Benefits include AC units, fully carpeted, electric water heater and window blinds.

The property benefits from 3 car parking spaces to the rear, one of which is demised to the shop tenant.

ACCOMMODATION

The premises have the following approximate net internal floor areas:-

| | SQ. FT | SQ. M |
|--------------|-------------|--------------|
| Ground floor | 555 | 51.6 |
| First floor | 435 | 40.4 |
| Second floor | 330 | 30.7 |
| Total | 1320 | 122.7 |

TENURE

Freehold subject to the occupational lease of the ground floor for a term of 10 years from 23rd September 2022 at an annual rent of £30,000 per annum.

Vacant possession of the upper floors.

PRICE

Offers in the region of £500,000.

BUSINESS RATES

The property has the following 2023 Rateable Values:

Ground Floor £21,500
First and second floors: £13,500

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

ENERGY PERFORMANCE RATING

Ground Floor: D81
First and Second Floor: D78

Copies of the certificates are available on request.

VIEWING

Strictly by appointment through Sole agents.
Sharon Bastion
020 8977 2204 sharon@snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable