

TO LET

LATCHMERE RECREATION GROUND, LATCHMERE ROAD,
KINGSTON UPON THAMES KT2 5TT

44 SQ. M (475 SQ FT) APPROX GROSS EXTERNAL AREA

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

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

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.

LOCATION

The property is prominently situated within Latchmere Recreation Ground on Latchmere Road, North Kingston. Located in close proximity to Latchmere Primary School, the park offers facilities to the local community to include a playground, football pitch, dog free zone and WC facilities.

DESCRIPTION

The property comprises an existing coffee kiosk and public convenience block that can be reconfigured to provide a larger coffee shop or similar offering, serving the users of the park. The landlords require that a WC facility is available for all members of the public during the business operating hours.

TENANCY

Available on a new lease for a term by arrangement.

RENT

Offers in the region of £8,000 per annum plus VAT.

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

ACCOMMODATION

The premises have the following approximate gross external area:

41 sq. m (475 sq. ft)

BUSINESS RATES

To be re-assessed.

PLANNING

The tenants are to make their own enquiries with the planning department of Kingston Borough council and ensure that their proposed use is permitted or apply for the necessary permission.

ENERGY PERFORMANCE RATING

Not Applicable.

VIEWING

Strictly by appointment through Sole Agents.

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SNELLER COMMERCIAL

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