

TO LET

20.4 SQ. M (220 SQ. FT) APPROX.

171 KINGS ROAD, KINGSTON, SURREY KT2 5JG

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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020 8977 2204

- BUSINESS PREMISES
- LARGE FRONT FORECOURT
- NEW LEASE AVAILABLE

LOCATION

The property is located within a secondary retail parade in Kings Road close to the corner of Staunton Road, approximately 1 mile from Kingston town centre.

Other occupiers in the parade include a barbers, dry cleaners and Co-Op funeral directors.

There is 20 minutes free parking on Kings Road as well as extended metered parking.

DESCRIPTION

The property comprises a retail premises with a large forecourt to the front.

The property is in good decorative order and benefits from an attractive wooden shop front, kitchen units, WC, and wooden floor.

ACCOMMODATION

The property has an approximate net internal floor area of :-

20.4 sq. m (220 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£9,000 per annum exclusive

BUSINESS RATES

2026 Rateable Value: £6,900

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

ENERGY PERFORMANCE RATING

Energy Rating: C58

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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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.