

# RETAIL / DEVELOPMENT SITE (STP) FOR SALE

192-194 LONDON ROAD, KINGSTON UPON THAMES KT2 6QP

SITE AREA: 0.13 ACRES APPROX.

**SNELLER**  
**COMMERCIAL**  
CHARTERED SURVEYORS



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 site is situated on the east side of London Road, also known as the A308. Kingston upon Thames is an affluent commuter Town, positioned approximately 11 miles to the south west of Central London. Kingston main line railway station is situated approximately 0.6 miles to the west of the property and Norbiton mainline railway station is approximately 0.2 miles to the east. Both stations provide regular services to London Waterloo.

## DESCRIPTION

The property comprises a prominent former retail showroom with ancillary first floor accommodation. There is parking on site for up to 4 cars. The property is situated between a modern mixed use development to the north (GF Majestic Wine) and the railway line to the south.

## PLANNING

- No relevant planning history
- Royal Borough of Kingston upon Thames
- PTAL Level 5
- Park Road Conservation Area
- Not Listed

## ACCOMMODATION

*Approximate site area:*  
0.13 Acres (0.053 Hectares)

The following internal measurements have been taken from the VOA:

Ground Floor:	444.54 sqm	(4,785 sq ft)
First Floor:	80.98 sqm	(872 sq ft)
Total:	525.52 sqm	(5,657 sq ft)

## ENERGY PERFORMANCE RATING

B 42

## TENURE

Freehold with vacant possession. There is a strip of land on the southern boundary which is held under a lease with approx. 7 years unexpired (indicated in green on the plan to the right).

## VAT

We have been advised that the property is not elected for VAT.

## PRICE

Unconditional offers are invited in the region of £1,250,000

## METHOD OF SALE

The site will be sold by way of informal tender (unless sold prior).

## VIEWING

Strictly by appointment through Sole Agents.

Greg Michail  
 SNELLER COMMERCIAL  
 020 8977 2204  
[greg@snellers.com](mailto:greg@snellers.com)

