

STORAGE PREMISES FREEHOLD FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

80.48 sq. m (866 sq. ft) approx.

55B PARK ROAD, KINGSTON UPON THAMES, KT2 6DB



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **ACCESS FOR LOADING & UNLOADING.**
- **ALL MAINS SERVICES CONNECTED.**
- **ELIGIBLE FOR 100% SMALL BUSINESS RATE RELIEF.**
- **PARKING WEEKDAYS 8.30 AM TO 6.30 PM.**
- **RECENTLY RE-COVERED ROOF.**

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.

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LOCATION

On the west side of Park Road, mid-way between its junctions with Elton Road and Glenville Road to the rear of L'Assagnio Cafe and adjoining numerous residential gardens.

The property is approximately threequarters of a mile due East of Kingston town centre and Railway Station and approximately 7 minutes' walk from Norbiton Railway Station (London Waterloo 20 minutes).

DESCRIPTION

The property comprises a single storey self contained storage unit of brick and blockwork construction interconnecting with a single storey "Marley-style" pre-fabricated concrete section double garage under a recently re-covered flat roof section and pitched roof.

Adjoining the garage is a WC and a very small enclosed external yard. All mains services are connected to the building including electricity, water and gas. There is a gas-fired central heating boiler, which has not been tested.

There is virtually no natural light to the premises. Access is via a double door leading to a sloping ramp into the property. The driveway leading from Park Road is not held within the freehold title; however, there are vehicular rights of access in perpetuity and the right to park on the driveway during week days between 8.30 am and 6.30 pm.

ACCOMMODATION

The property has the following approximate net internal area:-

866 sq ft (80.48 sq m)

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.

PRICE

Offers in excess of **£250,000** for the freehold interest, Subject to Contract.

VAT is not applicable

BUSINESS RATES

2026 Rateable value: £9,500

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

ENERGY PERFORMANCE RATING

Energy Rating: D 86

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through sole agents.

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

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