

95 Elm Road
Kingston upon Thames
KT2 6HX



FOR SALE FREEHOLD

DETACHED OFFICE STUDIO WITH POTENTIAL FOR ALTERNATIVE USES (STP)

630 sq ft (58.52 sq m)

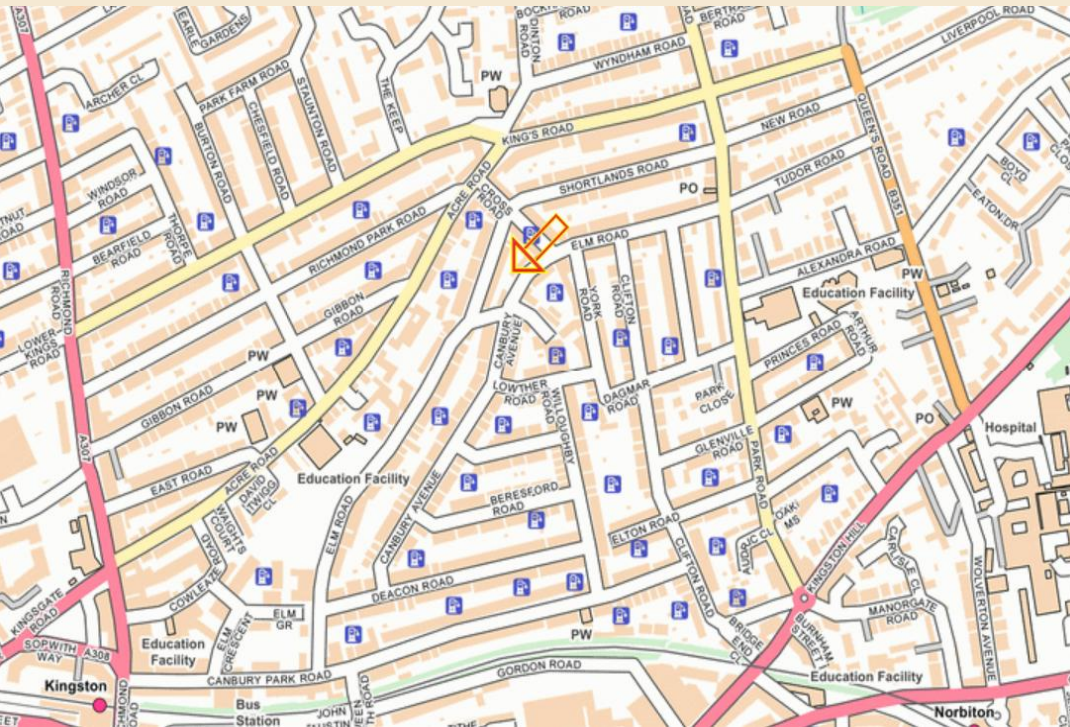
SUMMARY

- E CLASS WITH POTENTIAL FOR CHANGE OF USE (Subject to Planning)
- PURPOSE BUILT IN 2020
- PROMINENT CORNER POSITION
- EXCELLENT NATURAL LIGHT
- ON-SITE PARKING
- QUIET, PREDOMINANTLY RESIDENTIAL AREA
- 10 MINUTES' WALK FROM KINGSTON TOWN CENTRE



LOCATION

Occupying a prominent corner position in a predominantly residential area on the west side of Elm Road facing its junction with Canbury Avenue, approximately 0.6 of a mile walking distance from Kingston Railway Station and town centre (Google Maps).



DESCRIPTION

A detached single storey office/studio building arranged to provide open plan accommodation with a vaulted ceiling incorporating Velux roof lights, a kitchen, storeroom and WC.

There is a small yard in front of the building and an area to the side for parking.

TENURE

Freehold with full vacant possession.

VAT

VAT is not payable on the purchase price.

ACCOMMODATION

	Sq Ft	Sq M
Net Internal area	630	58.52
Gross Site area	1,336	124.11

BUSINESS RATES

The property appears on the Valuation Office website as Warehouse and Premises having a Rateable Value of £9,900.

EPC

Rating: B40

Valid to 5th March 2035

Certificate available upon request.



AML CHECKS

Anti-money laundering regulation: it is now standard procedure to undertake personal and company AML checks. Please note this is taken up for both the vendor and purchaser and any other entity that has a relationship with the property.

GUIDE PRICE

£495,000, subject to contract, for the Freehold interest with full vacant possession.

CONTACT US



Crispin d'Albertanson
crispin@snellers.com



Tom Batey
tom.batey@snellers.com
M: 07305 320 717



Sneller Commercial
020 8977 2204

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