

TO LET



**Retail Unit with planning consent
For D1 Medical Use**

**135 Kings Road, Kingston upon Thames,
Surrey, KT2 5JE**

**Approximately
720 Sq Ft (66.88 Sq M)**



KINGSTON OFFICE

Warwick Lodge
75-77 Old London Road
Kingston
KT2 6ND



AGENT

Andrew Pollard
andrewp@bonsors.com



KEY SUMMARY

- **Prominent corner location**
- **Forecourt parking for 2 cars**
- **D1(A) Medical Use**
- **On street metered parking**

Warwick Lodge, 75-77 Old London Road, Kingston Upon Thames, KT2 6ND

135 Kings Road, Kingston upon Thames, Surrey, KT2 5JE

LOCATION

The property is located on Kings Road at its junction with Burton Road between Kingston town centre and Richmond Park.

Kings Road is a relatively busy traffic route between Kingston town centre and Richmond Park and the property forms part of the local retail centre in this area of Kingston upon Thames.

DESCRIPTION

The premises comprise a lock up shop with kitchen and single WC plus two car parking spaces on the front forecourt. Planning consent exists for a mixed retail, office and storage use or for a D1 (A) treatment/medical use. The accommodation comprises a large office/reception area fronting Kings Road with two smaller offices/treatment rooms to the rear.

AMENITIES

- 2 on-site car parking spaces
- Gas-fired central heating (not tested)
- Kitchen
- Suspended ceiling
- Single WC

ACCOMMODATION

In accordance with the IPMS3 Code of Measuring Practice the premises have the following approximate net internal floor areas:

Retail area/reception	484 sq ft	44.96 sq m
Rear Office/Treatment Room	81 sq ft	7.52 sq m
Rear Office/Kitchen	155 sq ft	14.4 sq m
Total	720 sq ft	66.88 sq m

RATES

The current rating assessment includes storage areas to the rear which are separate from the property that is to be let. A new assessment will therefore have to be provided by the Valuation Office.

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £17,500 per annum exclusive.

EPC

The EPC rating for this property is D - 85.

VIEWING

Strictly by appointment through sole agents.

For viewings or further information please contact:

Andrew Pollard

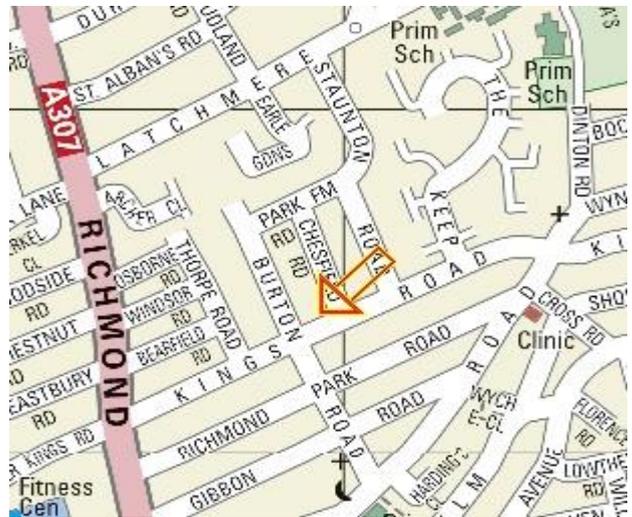
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Please note the following:

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.
3. Rates information is believed to be correct but interested parties should check with rating authority.

• Landlord & Tenant

• Agency

• Acquisitions

• Professional

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