



Rent: £22,500 Per annum **Size:** 900 Square feet **Ref:** #3186 **Status:** New on!

Location

Located on the busy and popular Richmond Road along with a mix of retailers, cafes, pubs and restaurants and within easy walking distance of Kingston railway station and town centre. On street metered parking is available close by.

Description

The property comprises a mid terrace shop, which has been extended to the extent of the site boundary, to provide a rear workshop.

The front shop area measures approximately 325 sq ft and rear workshop approximately 500 sq ft.

Total ground floor area including Kitchen, W.C. lobby and store, approximately 900 sq ft.

Additionally there is a small cellar for storage.

The property has been occupied by a printing business for many years but would suit a variety of different uses under the E use class.

EPC Rating D.



Freehold with vacant possession also available, Guide Price £325,000- please see site reference #3147

Address

Address: 90 Richmond Road Postcode: KT2 5EN Town: Kingston Upon Thames Area: Surrey

General information

Tenure:	Leasehold
Rent:	£22,500 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £14,250, payable at the prevailing rate.
Lease details:	New FRI lease for a term to be agreed

Features

- ✓ 'E' Use class
- ✓ Close to station
- ✓ Densely populated area
- ✓ Early viewing recommended

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.