

FOR SALE/TO LET



**New A1/A2/B1/D1 Unit
Kingston Town Centre**

**Approximately 528 Sq Ft
(49 Sq M)**

1 Kings Passage, Kingston, KT1 1PH



KINGSTON OFFICE

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



AGENT

Kieran McKeogh
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KEY SUMMARY

- Town centre location
- A1/A2/B1/D1 uses
- Attractive new development
- 3m ceiling height
- DDA compliant WC

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

1 KINGS PASSAGE, KINGSTON, KT1 1PH

LOCATION

The property is located in Kingston town centre within a Primary Shopping Area, approximately 30 metres from the junction of Market Place and Thames Street and 50 metres from the riverside. The property is situated on the North side of Kings Passage, which is a pedestrian walkway linking Market Place and Kingston riverside. Kingston railway station is about 5 minutes walk and Surbiton railway station approximately 20 minutes walk from the property.

DESCRIPTION

The property comprises a newly built, self-contained ground floor commercial unit (Use Class A1/A2/B1/D1) forming part of an attractive new 3 storey development with residential flats on the upper floors.

The property will have the benefit of the following amenities:

- New fully glazed shop front
- Gas central heating
- Mechanical ventilation system
- 3m ceiling height
- Fitted kitchen
- DDA compliant WC
- Dedicated bin and cycle parking area

ACCOMMODATION

In accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice 6th Edition, from my on-site measurements, I calculate the property has the following approximate net internal floor areas (NIA):

Description	Sq Ft	Sq M
Ground Floor Sales	487	45.2
Kitchen	41	3.8
Total Approximately	528	49

CURRENT RATING ASSESSMENT

TBA

- Landlord & Tenant
- Agency
- Acquisitions
- Professional

TERMS

The premises are offered for sale on a new 125 year lease at a ground rent of £250 per annum. Alternatively, the unit may be let on a new full repairing and insuring lease for a term by arrangement.

PRICE/RENT

£295,000 for a long leasehold interest.

£22,000 per annum exclusive.

LEGAL COSTS

Each party is to be responsible for their own legal and other costs.

EPC

TBA

VIEWING

Strictly by appointment through sole agents.

For viewings or further information please contact:

Kieran McKeogh

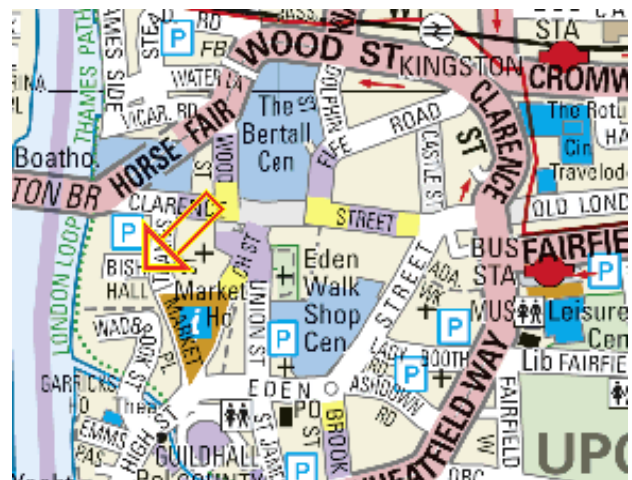
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Please note the following:

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.