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TO LET

RETAIL – 1,224 SQ FT (113.71 SQ M)

43-45 Kingston Hill, Kingston Upon Thames, Surrey, KT2 7PS

DESCRIPTION

The property comprises a ground floor retail unit with basement (not inspected). The property has a wider than average frontage to Kingston Hill making it highly visible to passing traffic. In addition to the retail space on the ground floor there are storage rooms and offices plus a kitchen and WC.

LOCATION

The subject property is located on the north-west side of the A308 Kingston Hill between its junctions with Queens Road and Brunswick Road. Kingston upon Thames town centre is approximately 1.5 miles to the south-west. Kingston Hospital is opposite the subject property on the south-west side of Kingston Hill.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit	1,224	113.71

AMENITIES

- Main road location
- Opposite Kingston Hospital
- Recently refurbished to a high standard

RENT

£30,000 per annum.

RATES

The current 2023 Rateable Value of the property is £16,500.

VAT

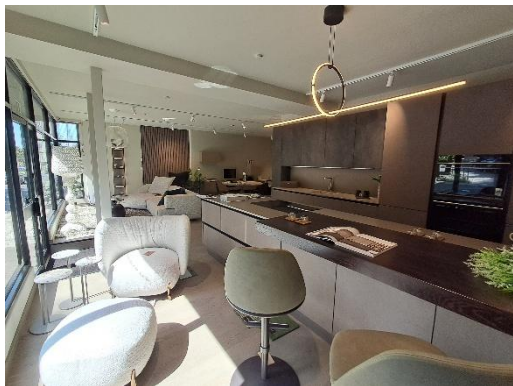
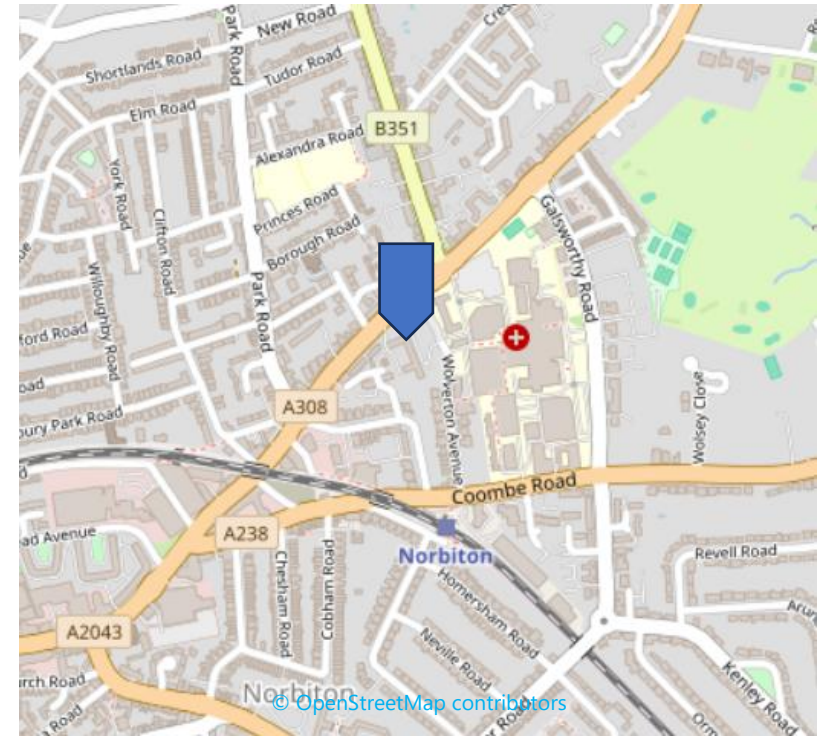
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



VIEWINGS –

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