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TO LET

RETAIL – 1,645 SQ FT (152.82 SQ M)

55 Kingston Hill, Kingston Upon Thames, Surrey, KT2 7PS

DESCRIPTION

The premises comprise a ground floor retail unit with basement storage, having a frontage to Kingston Hill and a return frontage to Queen's Road. There is an office, small kitchen and single WC to the rear of the ground floor. In addition, there is a triangular piece of land adjacent to the shop that can be used for an outside seating area.

LOCATION

The property is located at the junction of Kingston Hill and Queen's Road in a prominent position on one of the main routes into Kingston town centre from Central London, the A3 and Putney. Kingston Hospital is opposite the property and on the opposite corner of Kingston Hill/Queen's Road is the Albert Public House and restaurant.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground floor	1,025	95.22
Basement	620	57.6
TOTAL	1,645	152.82

AMENITIES

- Opposite Kingston Hospital
- Corner location
- Situated on a busy road

RENT

£29,950

RATES

The current 2023 Rateable Value of the property is £13,750

VAT

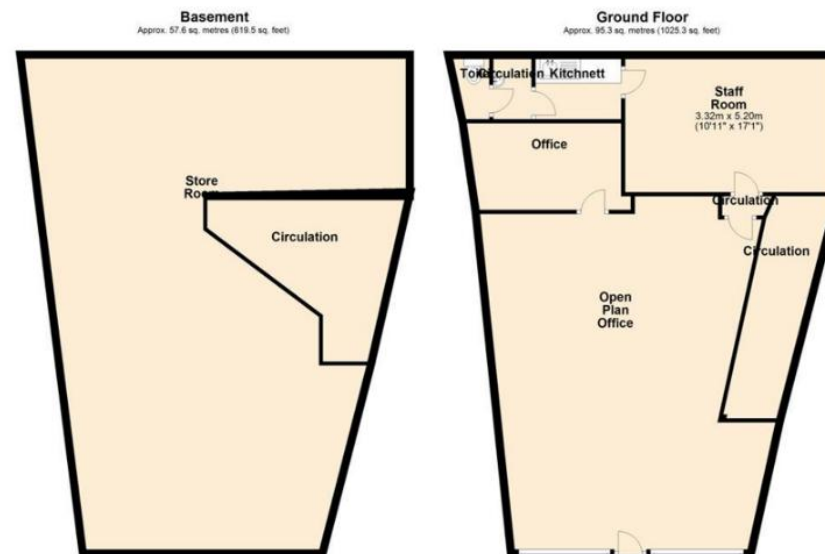
To be advised

LEGAL COSTS

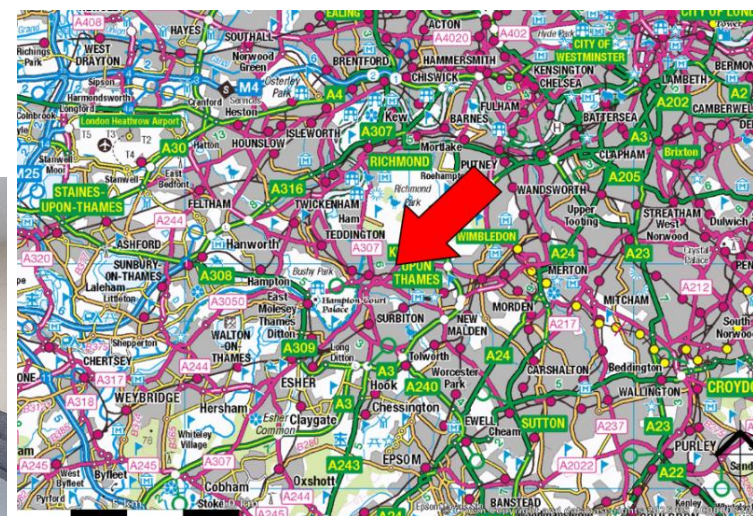
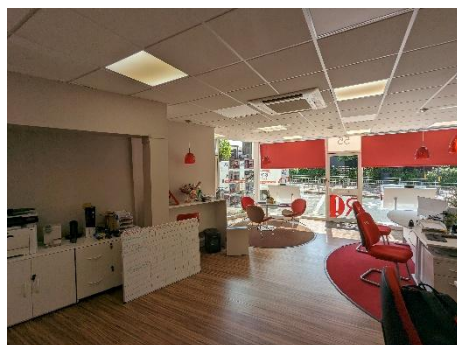
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



Total area: approx. 152.8 sq. metres (1644.7 sq. feet)



VIEWINGS –

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