

**VERY PROMINENT CORNER RETAIL/CLASS E PREMISES**

**WITH OUTSIDE SPACE**

**850 SQ FT (78.96 SQ M) APPROX**

**TO LET**



**18 COOMBE ROAD, KINGSTON UPON THAMES, SURREY KT2 7AG**

**CATTANEO**  
COMMERCIAL  
020 8546 2166  
[www.cattaneo-commercial.co.uk](http://www.cattaneo-commercial.co.uk)

## LOCATION

The premises are prominently situated in a corner position on Coombe Road at its junction with Chatham Road. The London Road Kingston is a close by with Lidl and Big Yellow a few hundred meters away. Norbiton mainline railway station is a few minutes walk.

## DESCRIPTION

The premises formally traded as a hairdresser. The shop benefits from a frontage to Coombe Road and also a return frontage to Chatham Road. The premises have a single storey extension to the side and also have an outside area providing approx. 200 sq ft.

## ACCOMMODATION

Approximate Areas	SQ FT	SQ M
Ground Floor	850	78.96
<b>TOTAL</b>	<b>850</b>	<b>78.96</b>

Glazed Frontage to Coombe Road—4.91 m

Return Glazed Frontage to Chatham Road—3.35m



## TERMS

The property is available to let on a new full repairing & insuring lease for a term to be agreed.

## RENT

£25,000 per annum exclusive.

## BUSINESS RATES

Rateable Value £17,750.00

Rates Payable (26/27) £ 6,780.50

NB Small business rates relief may apply which would significantly reduce the rates payable. We strongly recommend that interested parties verify these figures with Kingston Borough Council

## VAT

The premises are not VAT registered.

## SERVICE CHARGE

Upon application .

## EPC

In production.

For viewings or for further information contact:

**TIM WILKINSON**

020 8481 4745

tim@cattaneo-commercial.co.uk

**ANDY ARMIGER**

020 8481 4741

andy@cattaneo-commercial.co.uk

**CATTANEO COMMERCIAL LTD**

19-23 High Street

Kingston upon Thames

Surrey KT1 1LL

www.cattaneo-commercial.co.uk



## Consumer Protection from Unfair Trading Regulations 2008

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.