

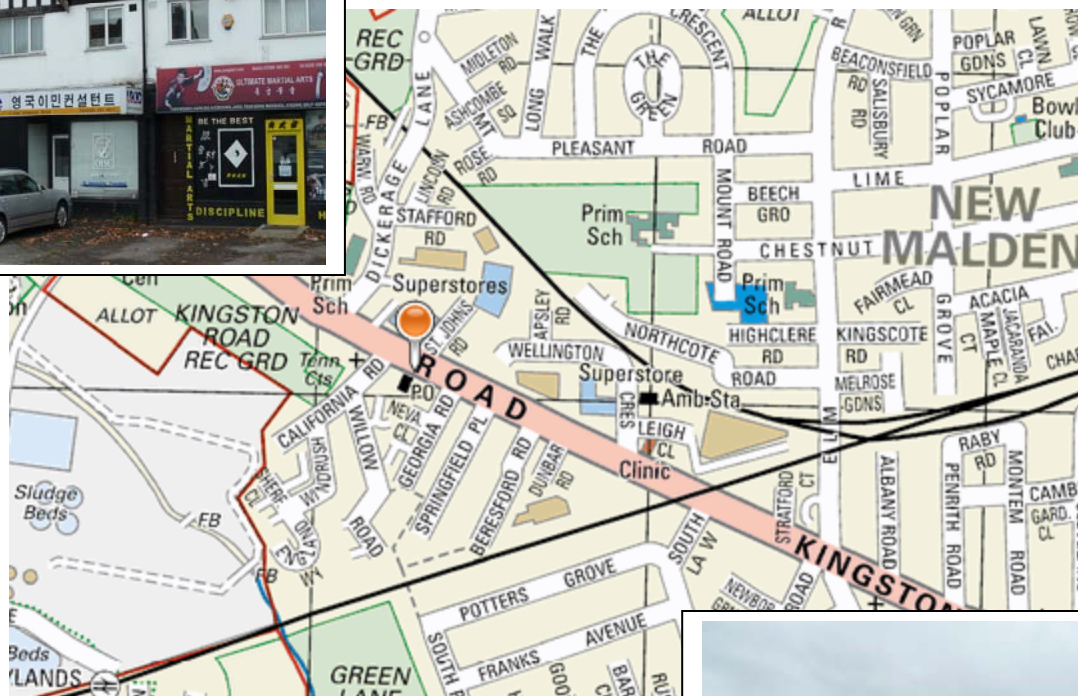
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FOR SALE

Shop and Flat
Retail area approx.
363 sq ft (33.72 sq m)



238 Kingston Road
New Malden
KT3 3RN



**238 Kingston Road
New Malden, KT3 3RN**

Location: The property is located on the main road between Kingston upon Thames and New Malden, opposite a small retail park with stores occupied by Homebase, Matalan and Dreams. Other retailers in this local shopping parade include a newsagents/convenience store, hairdressers, café, lighting store and furniture store.

Description: 238 Kingston Road is a two-storey building comprising a retail unit on the ground floor with residential accommodation on the ground and first floors plus a loft conversion. At the rear of the building is a yard/garden area with access from the service road which runs to the rear of the entire parade. The living accommodation is not self-contained as there is no separate means of access to it. However one could be created to provide a separate residential dwelling on the first floor and in the loft conversion subject to obtaining the necessary planning and other consents. To the front of the property is a forecourt where it is possible to park two cars.

Accommodation: The property has the following net internal and gross internal floor areas:

Ground Floor	Sq ft	Sq m
Retail Area	363	33.72
Single WC		
Kitchen	92	8.55
Living room	183	17
Store	97	9
Rear Yard		
First Floor		
Living accommodation, 3 bedrooms, bathroom and separate WC. Gross internal floor area:	540	50.3
Loft conversion		
Bedroom and store. Gross internal floor area:	199 sq ft	18.5

Rating Assessment: The property is located in the Royal Borough of Kingston upon Thames, the ground floor commercial part currently having a rateable value of £10,250 with an amount of rates payable for the year 2012/13 of £4,694.50. This is the full amount payable and takes no account of any small business rate or other reliefs that might be available. The residential upper parts fall within Council Tax Band A. Interested parties should verify this information with the Royal Borough of Kingston upon Thames.

Terms: The property is for sale freehold with vacant possession.

Price: £280,000.00.

Legal Costs: The parties are to be responsible for their own legal and other costs.

Viewing: Strictly by appointment with sole agents.

**Andrew Pollard
BONSORS.COM
Tel. 020 8546 0022**

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.

Energy Performance Certificate

Non-Domestic Building



238, Kingston Road
NEW MALDEN
KT3 3RN

Certificate Reference Number:
0990-9935-0392-1700-9064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 54

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	144
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	43.88

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

69 If typical of the existing stock