

Commercial Property Consultants
Warwick Lodge
75-77 Old London Road
Kingston-upon-Thames Surrey KT2 6ND

Fax 020 8541 1360
E-mail property@bonsors.com
www.bonsors.com



FOR SALE

*Shop fronted office building
with parking
Total approx. net internal area
2,679 sq ft (249 sq m)*



***41 SURBITON ROAD
KINGSTON UPON THAMES
KT1 2HG***

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**41 Surbiton Road,
Kingston upon Thames, Surrey KT1 2HG**

Location: The property is located mid-way between Kingston upon Thames and Surbiton town centres and comprises a 4-storey building fronting Surbiton Road with later single and 2-storey extensions at the rear, backing on to Southsea Road. The building is located towards the Kingston end of this parade in which there are a variety of uses including a convenience store, sandwich bar/café, locksmiths, beauty salon and other retail and restaurant properties most of which benefit from the high volume of student traffic from the Penrhyn Road campus of Kingston University.

Description: A four storey building the property provides basement storage with offices on ground, first, second and third floors. There are two means of access into the front of the building meaning that the upper parts could be occupied separately from the ground floor and basement. A two storey extension has been erected at the rear comprising parking for 2 cars on the ground floor and offices on the first floor. There is a means of access at the rear from Southsea Road.

Amenities include WC and kitchen facilities, gas fired central heating (not tested), Cat II lighting and two on-site parking spaces.

Accommodation: The property has the following approximate net internal floor areas:-

Ground Floor front	688 sq ft (63.9 sqm)
Basement	343 sq ft (31.86 sq m)
First floor front	366 sq ft (34 sq m)
First floor rear	534 sq ft (49.61 sq m)
Second floor	369 sq ft (34.28 sq m)
Third floor (part less than 1.5m headroom)	379 sq ft (35.21 sq m)
	Total 2,679 sq ft (249 sq m)

Rating assessment: The property has a rateable value of £23,750 with an amount of rates payable for the year from April 2011 of approximately £10,283.75. This is the full amount of rates payable and takes no account of any small business rate or other relief that may apply. Interested parties should verify this information with the Royal Borough of Kingston on 020 8547 5757.

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

Price: On application.

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

Viewing: Strictly by appointment via sole agents.

**Andrew Pollard
BONSORS
Tel: 020 8546 0022**

- 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.