

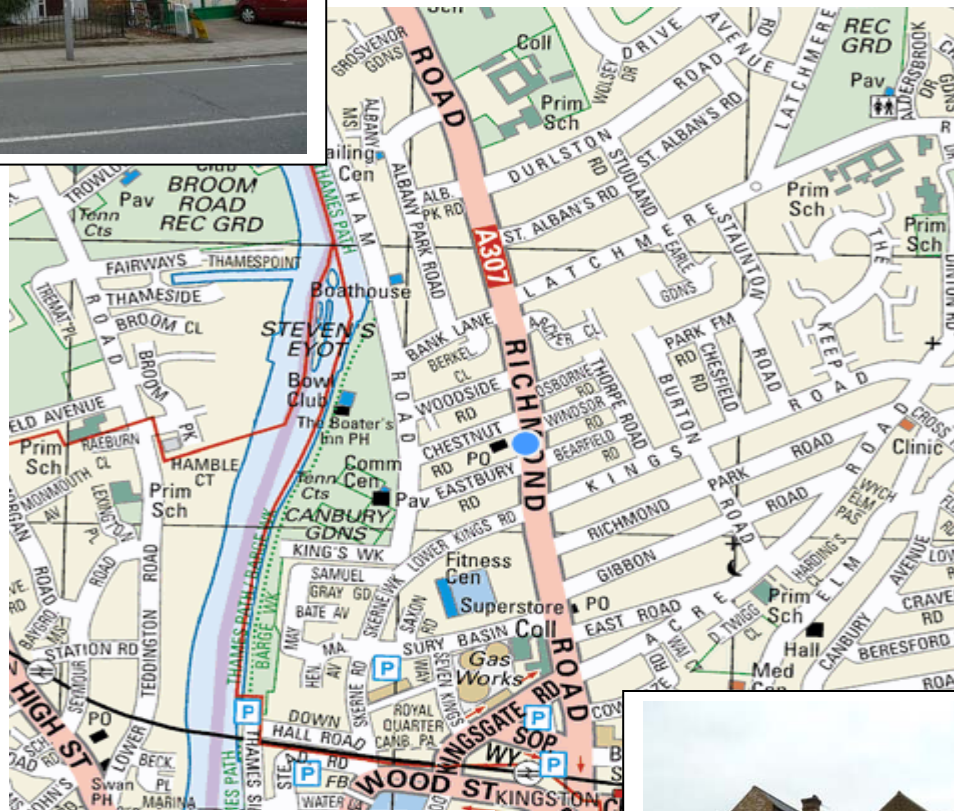
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FOR SALE

Prominent Office Building
Approx 2573 sq ft (239 sq m)
Possible D1 Use subject to planning



125 Richmond Road
Kingston upon Thames
KT2 5BX



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.

**125 Richmond Road
Kingston upon Thames KT2 5BX**

Location: The property is located approximately half a mile to the north of Kingston upon Thames town centre on the A307 Richmond Road. The Richmond Road is the main traffic route between Kingston and Richmond town centres. This part of Richmond Road is an area of mixed use, there being residential, office and retail buildings fronting Richmond Road with primarily residential dwellings in the roads running off it such as Eastbury Road and Chestnut Road.

Description: The building comprises a semi-detached property providing office accommodation on ground, first and second floors with storage space in the basement. To the rear of the property is a car park with space for a maximum of eight cars. Access into this car park is from the Richmond Road adjoining No. 119.

We believe that the property would be suitable for a D1 use for either a school, children's day nursery, medical centre or religious meeting place subject to obtaining the necessary planning consents.

The property has a gas-fired central heating system and access into the front of the building is directly from the Richmond Road. There is a means of access into the basement and the ground floor from the rear car park.

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

Basement	740 sq ft (68.75 sq m)
Ground Floor	741 sq ft (68.84 sq m)
First Floor	764 sq ft (71.00 sq m)
Second Floor	328 sq ft (30.47 sq m)
TOTAL	2,573 sq ft (239 sq m)

There are wc facilities on the ground floor and the first floor.

Rating Assessment: 125 Richmond Road has a rateable value of £28,250.00. The rates payable from 1st April 2012 will be £12,712.50 based on a rate in the Pound of 45p.

Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 020 8547 5757.

Price: The building is for sale freehold with vacant possession at a figure of £625,000.00. Our clients may consider granting a new lease, rental details on application.

Legal Costs: On any sale of the property 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.