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# *TO LET/MAY SELL*

*Storage Yard  
4,640 sq ft (431 sq m) approx.  
with Gated Yard  
Development Potential*



*42 Mill Place  
Kingston upon Thames  
KT1 2RL*

**42 Mill Place  
Kingston upon Thames KT1 2RL**

- Location:** Mill Place is located approximately half a mile south-east of Kingston town centre. Access is via Winery Close, off Villiers Road.
- Description:** A fenced yard area previously used as a builders yard. There is a portakabin and container on the site and mains electricity, running water and WC are available.
- Lease:** A new full repairing and insuring lease for a term by arrangement.
- Rent:** £17,000 per annum exclusive.
- Freehold:** Our client may sell – offers in excess of £250,000 considered.
- Rates:** We are verbally informed by the Royal Borough of Kingston that the rates are as follows:
- |                       |            |
|-----------------------|------------|
| Rateable Value        | £10,000.00 |
| Rates payable 2012/13 | £4,580.00  |
- Legal Costs:** Both parties' legal costs to bear borne by the ingoing tenant.
- Possession:** Vacant possession expected Summer 2012.
- Viewing:** By appointment with sole agents.

**Tim Gauld  
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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.



MILL STREET

Mill Place

MILL PLACE

MILL PLACE

FAIRFIELD PLACE

FAIRFIELD PLACE

VINEYARD CLOSE

ATHENA CLOSE

Enabled by Ordnance Survey

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