**Commercial Property Consultants** 

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

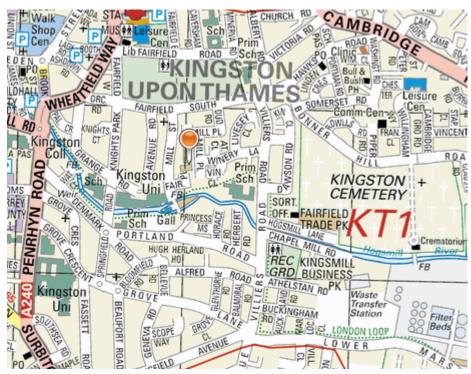
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## TO LET/MAY SELL

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



42 Mill Place Kingston upon Thames KT1 2RL

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**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 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 <u>exclusive</u> of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating authority.

