

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

F 020 8541 1360
e property@bonsors.com

Bonsors.com

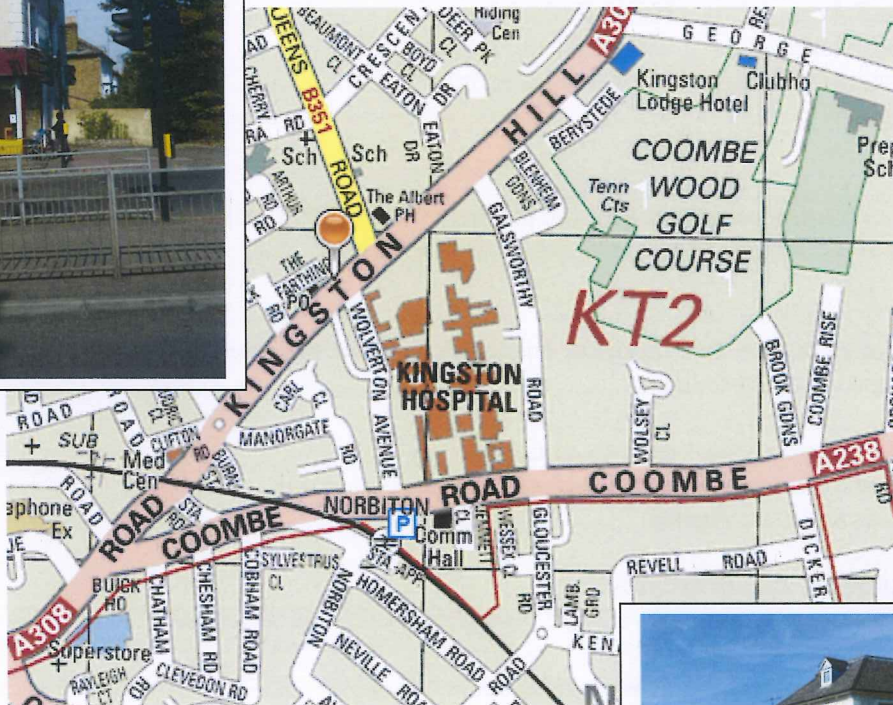
020 8546 0022

Guaranteed Commercial Property Solutions

TO LET

With planning consent for A2 (Financial services) use

*Lock Up Shop
in prominent corner location
893 sq ft (83 sq m) approx.
Plus Basement Storage*



*55 Kingston Hill
Kingston upon Thames
KT2 7PS*



- Sales
- Acquisitions
- Rent Reviews
- Rating
- Investment
- Surveys
- Lettings
- Valuations
- Lease Renewals
- Management
- Development
- Planning

Bonsors for themselves and for the vendor of this property, whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract. (2) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (4) The vendor does not make or give, and neither do Bonsors nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**55 Kingston Hill
Kingston upon Thames KT2 7PS**

- Location:** The property is located at the junction of Kingston Hill and Queen's Road in a prominent position on one of the main routes into Kingston town centre from Kingston Hill, the A3 and Putney. Kingston Hospital is opposite the property and on the opposite corner of Kingston Hill/Queen's Road is the Albert Public House and restaurant.
- Description:** The premises comprises a ground floor retail unit with basement storage, having a frontage to Kingston Hill and a return frontage to Queen's Road. There is a single WC and kitchen area at the rear of the ground floor. Planning consent was granted recently for redevelopment of the car park to the rear of the property to provide nine residential units.
- Accommodation:** The property has the following approximate dimensions and net internal floor areas:
- Frontage to Kingston Hill: 18 ft 9 ins (5.7m)
Return frontage to Queen's Road 10 ft (3 m)
- Retail Area:** 700 sq ft (65.03 sq m)
Rear Store: 200 sq ft (18.58 sq m)
Basement Storage: 874 sq ft (81.2 sq m)
Single WC
- Rating Assessment:** The current rateable value for the property is £15,250.00. However this is likely to change once the land at the rear or the property has been redeveloped.
- Terms:** To let on a new full repairing and insuring lease for a term by arrangement subject to periodic upward only rent reviews.
- Planning:** Planning consent was recently granted for an A2 use for financial and professional services such as an Estate Agents.
- Rent:** £20,000 per annum exclusive.
- Legal Costs:** Each party to bear their own legal 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



55 Kingston Hill
KINGSTON UPON THAMES
KT2 7PS

Certificate Reference Number:
0310-0639-8549-6899-8096

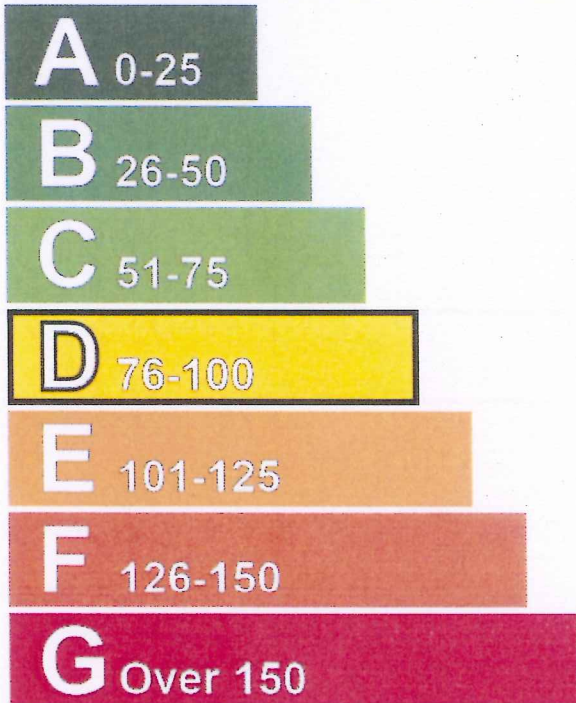
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



Net zero CO₂ emissions



◀ 81 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	161
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	76.97

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
73	If typical of the existing stock