

FOR SALE

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**Town centre retail investment
With Development Potential** subject to
planning

**35-37 Old London Road,
Kingston Upon Thames, KT2 6QA**

**Approximate Site Area
4611 sq ft (428 sq m)**



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

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- Development potential STTP
- Town centre location
- Retail and residential investment
- Retail leases expire in 2018

Providing guaranteed commercial property solutions across Surrey, Middlesex, South and West London from our office in Kingston

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

35-37 Old London Road, Kingston upon Thames, KT2 6QA

LOCATION

The property is located in Old London Road on the eastern fringes of Kingston town centre, approximately 400 metres to the east of Clarence Street. Old London Road is where a number of the town's independent retailers are located. Multiple retailers nearby include Wilkinsons, Fabricland, Bensons for Beds and Princess Alice Hospice and Maplin.

DESCRIPTION

The property comprises two, two and three storey buildings with ground floor retail units and a single separate residential dwelling above. In addition there are single storey storage and office/workshop buildings to the rear.

LEASES

A tenancy schedule is available upon request.

PLANNING

This part of Old London Road is designated as an Area of Special Character. All of 35 Old London Road and parts of 37 are designated as Buildings of Townscape Merit. Planning consent was granted in 2013 for a change of use at 35 Old London Road to A3 restaurant and café. In 2012 planning consent was granted for a change of use at 37 Old London Road to a tattoo studio (sui generis).

ACCOMMODATION

See tenancy schedule with approximate floor areas calculated in accordance with the RICS Code of Measuring Practice and International Property Measurement Standards

PRICE

Guide price of £1,500,000 for the freehold interest subject to the current leases.

RATES

35 Old London Road has a rateable value of £26,750 with rates payable for the year 2017/2018 of £12,525. 37 Old London Road has a rateable value of £17,000 with rates payable for the year 2017/2018 of £7,922. These are the full amounts payable and take no account of any reliefs that might be available.

EPC

The ground floor retail units 35 and 37 have an EPC rating of E-111 and C-51 respectively. The flat has an EPC rating of F-34.

VIEWING

Strictly by appointment through sole agents.

For viewings or further information please contact:

Kieran McKeogh

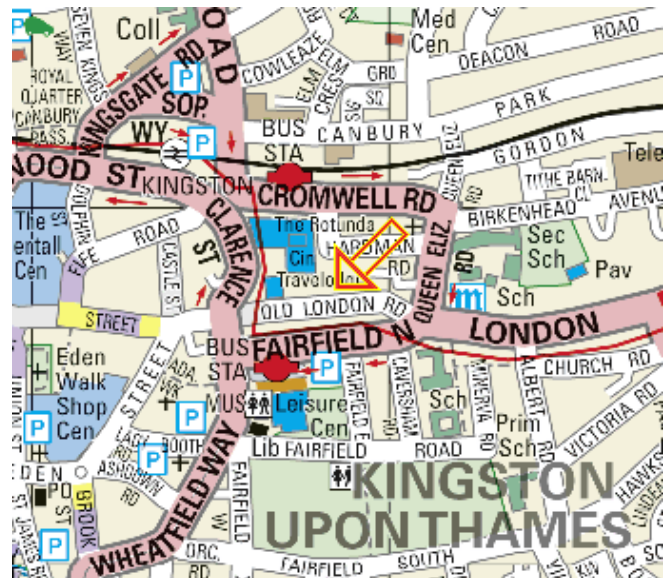
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Please note the following:

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.

