



# KINGSTON RETAIL SHOP/OFFICE TO LET



**7 Park Road, Kingston upon Thames, Surrey, KT2 6BX**

## **Type**

Ground Floor Retail Shop/Office with lower ground floor staff/storeroom area.

## **Rent**

£15,000 per annum exclusive

## **Lease**

A brand new full repairing and insuring Lease for a minimum terms of three years and upwards

## **Legal Costs**

Each party to cover their own legal costs.

## **Area**

Ground Floor: 350 sq.ft (32.5 sq.m)  
Lower Ground Floor: 150 sq.ft (13.9 sq.m)  
Total Net Internal Area: 500 Square Feet (62.7 square metres)

## **Business Rates**

Nil rates payable (2022/23) (Subject to eligibility to Small Business Rates Relief).

## **Planning**

Use Class 'E' including Shop, Office, Café, and Restaurant uses.

## **Further Details/Viewing**

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381.

**[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com) or [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)**

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

**LOCATION:** The property occupies a prominent trading position in a busy parade of shops fronting Park Road near its junction with the A308 Kingston Hill/London Road and being a short walk away from Kingston upon Thames Town Centre and Norbiton Station.

**DESCRIPTION:** A Ground Floor Retail Shop/Office premises (formally an Estate Agents) with a lower ground floor staffroom/storage area and washroom facility.

The shop comprises the following areas:

Net Frontage: 15' (5.79 metres)

Shop Depth: 26' (7.92 metres)

Ground Floor Area: 350 sq.ft. (32.5 sq.m)

Lower Ground Floor Area: 150 sq.ft. (13.9 sq.m)

**Net Internal Area: 500 square feet (46.54 square metres)**

**Features Include:**

- Modern Glazed Display Window Frontage
- Prominent Illuminated Fascia Sign Over
- Suspended Ceilings with Diffused Lighting Fixtures
- Lower Ground Floor Staff/Tea Making Area
- Small Wash Room Facility

**PLANNING:** The property falls under the new Planning Use Class 'E' which includes Retail, Restaurant, Office, Medical and Gymnasium uses.

**BUSINESS RATES:** Nil Business Rates payable for the current Rating year (Subject to eligibility for Small Business Rates Relief).

**LEASE:** The property is offered on a brand new full repairing and insuring Lease for a minimum term of Three years and upwards.

**RENT:** £15,000 per annum exclusive

**EPC:** An EPC has been commissioned and will be made available to interested applicants.

**LEGAL COSTS:** Each party to cover their own legal costs.

**FURTHER DETAILS/VIEWING:** By appointment only with Sole Agents, Wallakers Commercial on 020 8399 5381.

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