

RETAIL UNIT TO LET

STAFF UNAWARE

KINGSTON-UPON-THAMES

36-40 Richmond Road, Kingston upon Thames, KT2 5EE



Location

The property occupies a prominent corner position on Richmond Road, a busy arterial road leading to Kingston Railway Station and the town centre. Richmond Road is a popular retail and leisure pitch with the local population, offering a mix of local and national operators.

Retailers in the immediate vicinity include **Sainsbury's**, **Pizza Hut Takeaway**, **Evans Cycles** and **Costa Coffee**.

Accommodation

The property is arranged over ground floor only, providing the following approximate floor areas:-

Ground Floor Sales: 4,700 sq ft 436.6 sq m

Rent

The current passing rent is **£80,000** per annum.

Use

The property currently benefits from A1 use.

Tenure

The premises are available by way of an assignment or sub lease with a lease expiry on 22nd September 2026.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (2017): £43,000

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Legal Costs

Each part to be responsible for their own legal and professional costs incurred in this transaction

EPC

A valid EPC for this property can be made available upon request.

SAVILLS LONDON

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VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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