



Price/premium £700,000

Size 1,075 Square feet

Ref #3108

Address

Address: 22 Bloomfield Road

Postcode: KT1 2SE

Town: Kingston Upon Thames

Area: Surrey

Location

Located in a small parade in a high quality residential area within walking distance to Kingston University and Kingston Town centre.

Description

Freehold Guide Price £700,000

An opportunity to purchase this ground floor shop currently trading as an off licence with three bedroom flat above. Vacant possession of the shop on completion.

The ground floor measures a total of 682 sq ft including the rear stock room/ office and has stairs down to a basement measuring approximately 392 sq ft (ceiling height of 5'69")

There is a small yard to the rear of the shop with external WC.

Access to the flat is at the front of the building next to the shop and this is currently rented at £1,800 p.c.m.

The landing measures 10'4" x 2'10" and leads to the bathroom of 6'10" x 6'7" and WC 7'7" x 15'2"

There is a spacious kitchen/ dining room measures $7'10" \times 15'2"$ and three bedrooms measuring $13'3" \times 11'$, $13'9" \times 11'10"$ and $7'3" \times 10'8"$

Flat EPC Rating D

Shop EPC Rating commissioned.

Early viewings recommended, strictly by appointment only through Franklin Commercial.

General Information

Tenure: Freehold

Price/premium: £700,000

Legal fees: Not specified

Rateable value: The VOA website states a R.V. of £7,100, payable at the

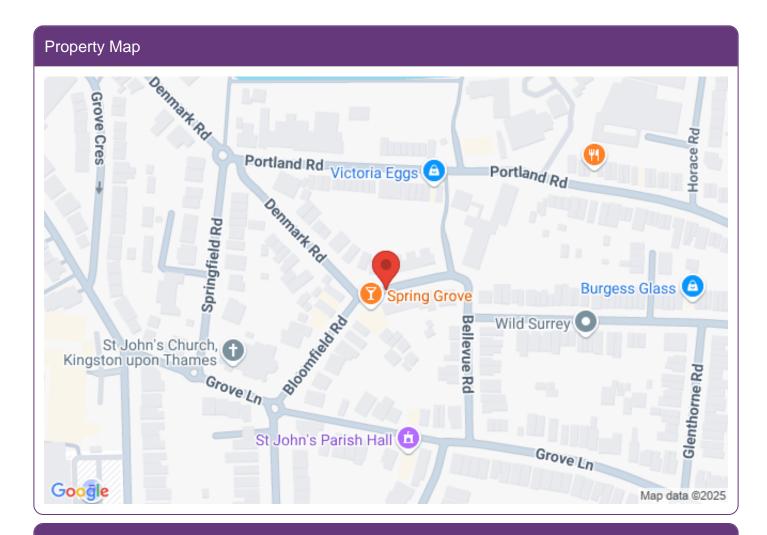
prevailing rate. The property should qualify for full small

business rates relief, subject to the usual criteria.

Features

Mixed use investment
Residential accommodation
Yard area

Residential area



Important notice

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