



**Rent** £26,000 Per annum

**Size** 860 Square feet

**Ref** #3263

## Address

**Address:** 176 Kingston Road

**Postcode:** KT19 0SF

**Town:** Ewell

**Area:** Surrey

## Location

Fronting the busy Kingston Road, close to the junction with Stoneleigh Park Road and benefitting from excellent traffic flow past the premises. There is ample parking in the slip road and also further parking just off Stoneleigh Park Road. The area is densely populated and the parade contains a good mix of traders.

## Description

Visually prominent shop to let in local parade. Guide rent £26,000 p.a.

The property measures approximately 860 sq ft in total, including two rear store rooms/ offices measuring approximately 80 sq ft and 90 sq ft and WC.

The unit benefits from plenty of natural light and would be suitable for a variety of different uses under the E use class.

EPC Rating C.

Early viewings recommended.

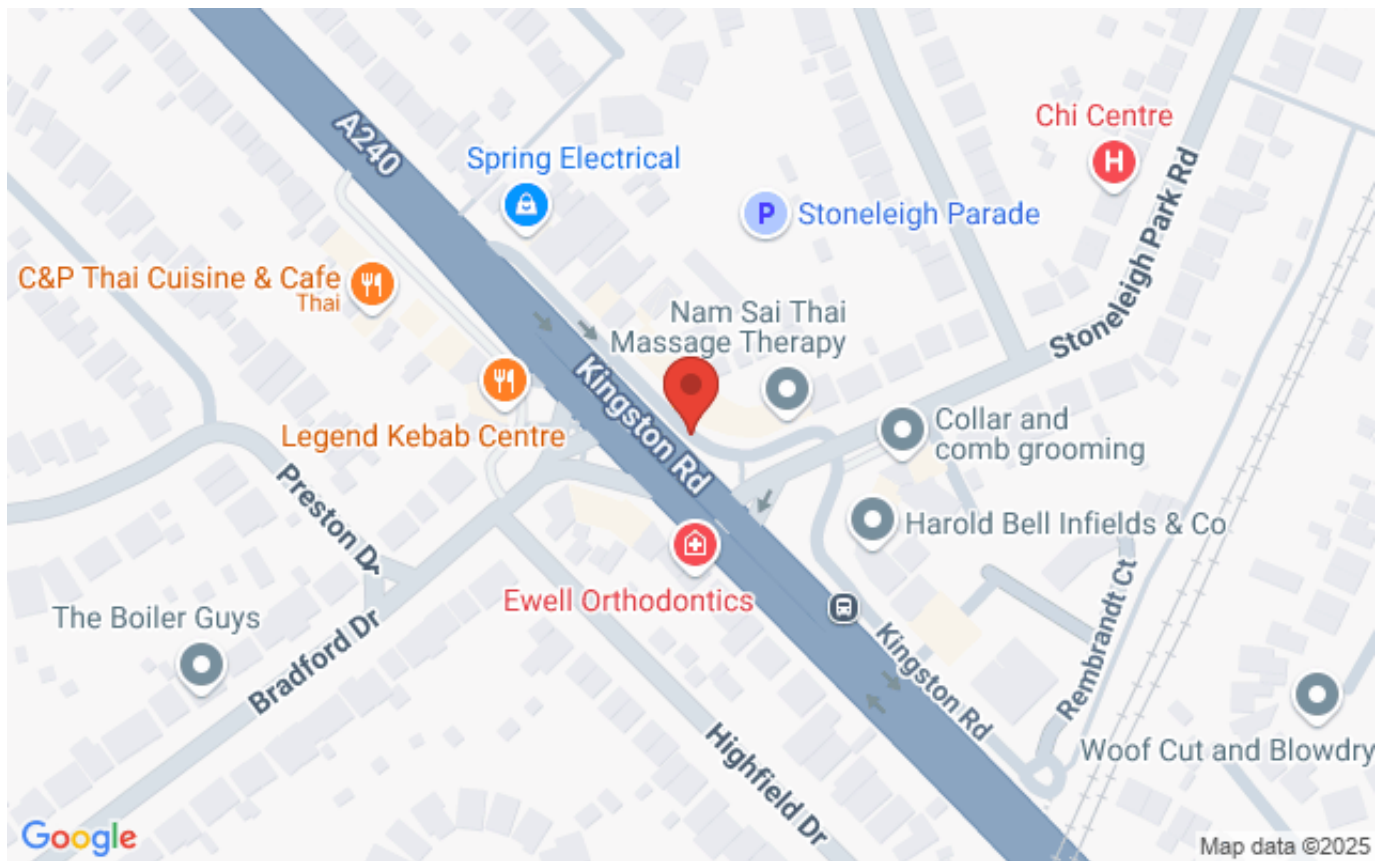
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£26,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £7,000. The premises should therefore qualify for full SBR relief, subject to the usual criteria.
<b>Lease details:</b>	New FRI lease for a term to be agreed

## Features

- ✓ Early viewing recommended
- ✓ Local Parade
- ✓ On street parking
- ✓ Visually prominent

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





