



GREENWOODS

SALES & LETTINGS

RICHMOND ROAD, KINGSTON UPON THAMES, GREATER LONDON, KT2

£25,000 PA





GREENWOODS

SALES & LETTINGS

Commercial Shop with E Class usage located on Ham Parade and with excellent bus service to either Kingston or Richmond. The shop is currently used for retail as a Ballet Shop but is in good decorative order throughout.

The shop has excellent shop frontage with large signage above the door and floor to ceiling windows, there is a WC and some storage at the rear of the shop.

To the front of the shop is a paved pedestrian side walk. The shop has an internal area of approx 40sq/m of retail space.

The shop is located on the popular and local Ham Parade with excellent foot fall and opposite a Costa Coffee and many other shops within the parade.

BUSINESS CLASS - E Class (originianlly A1 RETAIL)

Lease: Premises available on a new internal repairing and insuring lease for a term to be agreed ideally 10 years with a 5 year Tenant break clause and Rent Review

Rent - Initial annual rent of £25,000 subject to contract.

Legal Costs - Each party will be responsible for their own legal costs.

Service Charge: 50% of Buidlings annual Insurance and property upkeep costs.

Size: Approx Floor space is 40 Sq. metres Retail/Storage

EPC D

Rateable Value: TBC





Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 35.2 sq. metres (378.4 sq. feet)

Plan provided by The Property Assessment Company
www.thepropertyac.com
All measurements are approximate and should not be relied upon.
Plan produced using PlanUp.

Energy performance certificate (EPC)

311 Richmond Road
Kingston Upon Thames
KT2 5QU

Energy rating

C

Valid until: 24 October 2032

Certificate number: 4891-1492-8181-5801-0048

Property type

Retail/Financial and Professional Services

Total floor area

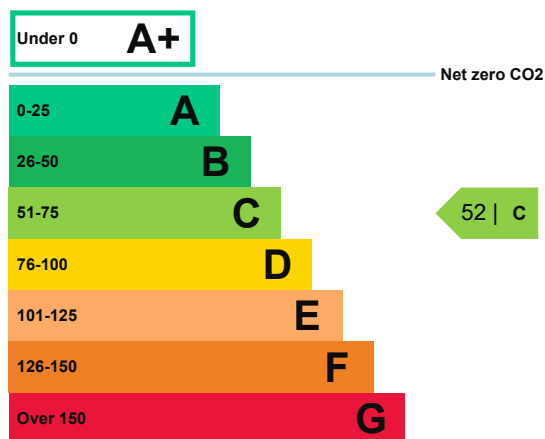
35 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

12 | A

If typical of the existing stock

49 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	18.69
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Primary energy use (kWh/m ² per year)	199
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7034-3111-7625-0147-2006\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	David Norrington
Telephone	07974449645
Email	david@thepropertyac.com

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK302723
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Employer	The Property Assessment Company Ltd
Employer address	28 Beeches Walk Carshalton Beeches SM5 4JT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 October 2022
Date of certificate	25 October 2022
