



# GREENWOODS

SALES & LETTINGS

RICHMOND ROAD, KT2

£25,000 PA







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Commercial Shop with A1/E Class usage, located on Canbury Parade, North Kingston. It is only a short 8-10 minute walk into central Kingston with its mainline train station, extensive shopping facilities and trendy bars and restaurants. It is also very close to Canbury Gardens the River Thames and Richmond Park. The property has been successfully trading as an Apple Computer Repair shop for the past 10 years. It comprises of a large glass shop frontage and built in glass door, ideal for distinctive signage. It is close to a pedestrian crossing, giving excellent visibility to pedestrians or vehicles from the road. To the front is a large forecourt area with space for outdoor bench tables and chairs. The open plan shop covers an area of 40 Sq Mtrs of retail or shop space with a kitchenette and separate WC located at the rear. **Total internal area:** 40 sq./m(approx) **Rent:** Annual rent of £24,000 subject to contract **Business Class:** The property has A1/E Class (Retail) business usage **Business Rates:** The Rateable value is less than £12,500 and therefore, there are currently no business rates to pay on the property as you are under the threshold.

**EPC D85**

**Service Charge:** £1500 pa

**Legal Costs:** Each party will be responsible for their own legal costs

**Lease Hold:** Premises available on a new lease of 10 years with a Tenant



only 5 year break clause and rent review at the 5-year point.

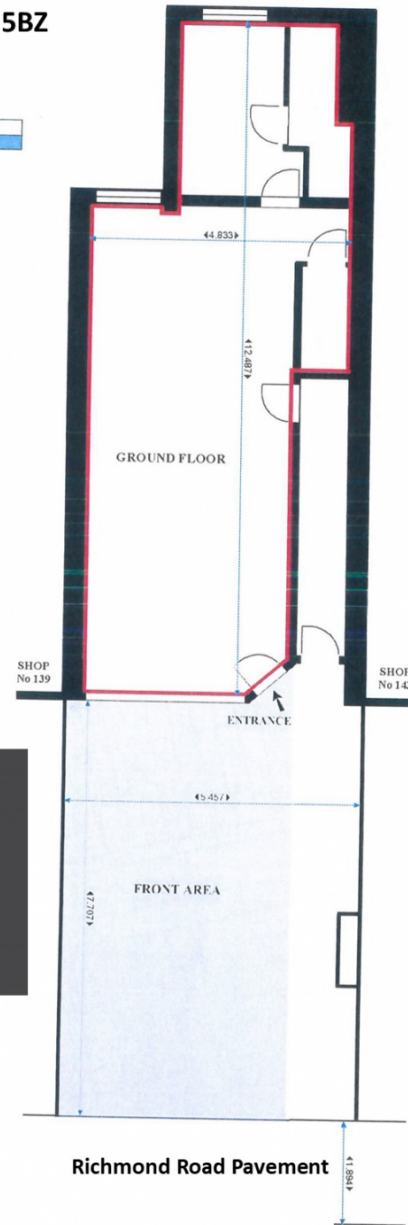
**Ground Floor Shop**  
**Richmond Road**  
**Kingston upon Thames KT2 5BZ**

SCALE 1:100 on A4

scale	1:100				
1 metre					



Total internal shop area: 55.58 sq mtrs



## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

◀ **63** This is how energy efficient the building is.

Less energy efficient

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