

SHOP TO LET
Lease Assignment
Rent: £6,900 pa



29 Kingston Road, SW19 1JX

LOCATION: The property is situated in a prominent position on Kingston Road yards from South Wimbledon Underground Station. The parade is part of a variety of businesses which includes Sainsbury's local, Estate Agent, Barbers, Grocery store, Take Away's and many more.

DESCRIPTION: Ground floor lock up shop in excellent decorative order laminated with suspended ceilings with kitchen & WC.

USE: The property has an [A1/A2 Use](#).

PROPERTY: Total Gross Area approx: **234sq ft.**

TENURE: The property is on 15 year FRI Lease from 2013 (unexpired 11 years) with current passing rent at £6,900 per annum. Rent Review 2018

LEGAL COSTS: Both parties legal costs are to be borne by the ingoing tenant.

RATEABLE VALUE: Rateable Value: £8,100 (Payable approx £3,726 but Nil currently due to small business relief). This property is eligible for small business relief, which can affect the amount of rates that you pay, although we suggest prospective tenants make their own enquires.

EPC: "C"

Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy