



SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK

SHAKS' STAX OF WAX

OLD LONDON

Resident
permit
holders
only
Mon - Sat
9.30 am - 10.30 pm
Sunday
11 am - 10.30 pm

TO LET

RETAIL – 715 SQ FT (66.42 SQ M)

54 Old London Road, Kingston Upon Thames, London, KT2 6QF

DESCRIPTION

The premises comprise a ground floor retail unit suitable for uses within Use Class E (subject to landlords consent).

LOCATION

The property is located in the centre of Kingston Upon Thames in Old London Road. The premises are within 200 m of Kingston Grammar School and Tiffin Boys School. Old London Road contains a number of independent retailers and cafes plus a large antiques centre, Gascoigne Pees estate agents and Alpkit Kingston.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Retail Area	625	58.06
Storage	90	8.36
TOTAL	715	66.42

USE

The property would be suitable for a number of uses within Class E such as retail, offices, estate agents or a medical use (subject to landlords consent).

AMENITIES

- Frontages to Old London Road and Fairfield North
- Open plan retail space
- WC and kitchenette

RENT

£26,000 per annum.

TENURE

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

RATES

Rateable value - £18,750 (2023).

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



VIEWINGS –

Matt Morris

t: 07894 692 426

e: mmorris@shw.co.uk

Andrew Pollard

t: 07921 059 397

e: apollard@shw.co.uk



@SHWProperty



SHW Property



SHW Property

MAKING
PROPERTY
WORK