MAKING PROPERTY WORK

SHW

SHW.CO.UK

TO LET

RETAIL – 1,645 SQ FT (152.82 SQ M)

55 Kingston Hill, Kingston Upon Thames, Surrey, KT2 7PS

Rent | £29,950 Ground Floor Retail Unit

14 August 2025

DESCRIPTION
The premises comprise a ground floor retail unit with basement storage, having a frontage to Kingston Hill and a return frontage to Queen's Road. There is an office, small kitchen and single WC to the rear of the ground floor. In addition, there is a triangular piece of land adjacent to the shop that can be used for an outside seating area.

LOCATION
The property is located at the junction of Kingston Hill and Queen's Road in a prominent position on one of the main routes into Kingston town centre from Central London, the A3 and Putney. Kingston Hospital is opposite the property and on the opposite corner of Kingston Hill/Queen's Road is the Albert Public House and restaurant.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground floor	1,025	95.22
Basement	620	57.6
TOTAL	**1,645**	**152.82**

AMENITIES
- Opposite Kingston Hospital
- Corner location
- Situated on a busy road

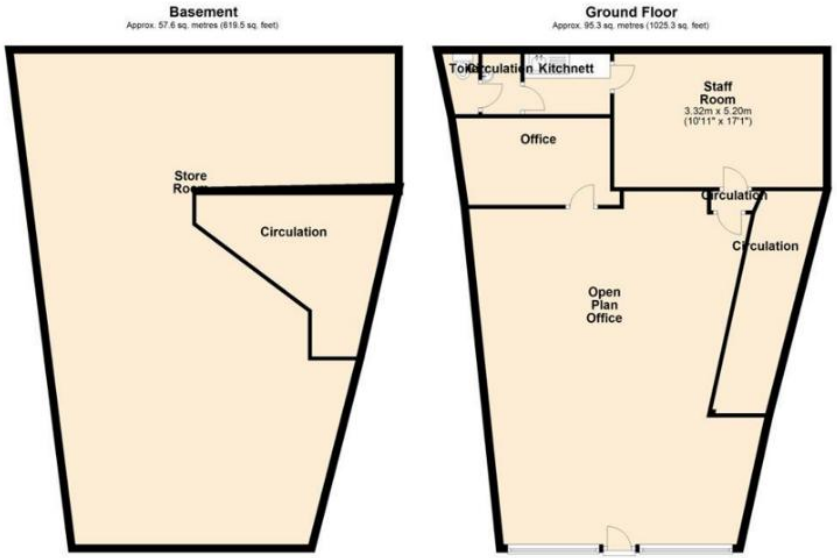
RENT
£29,950

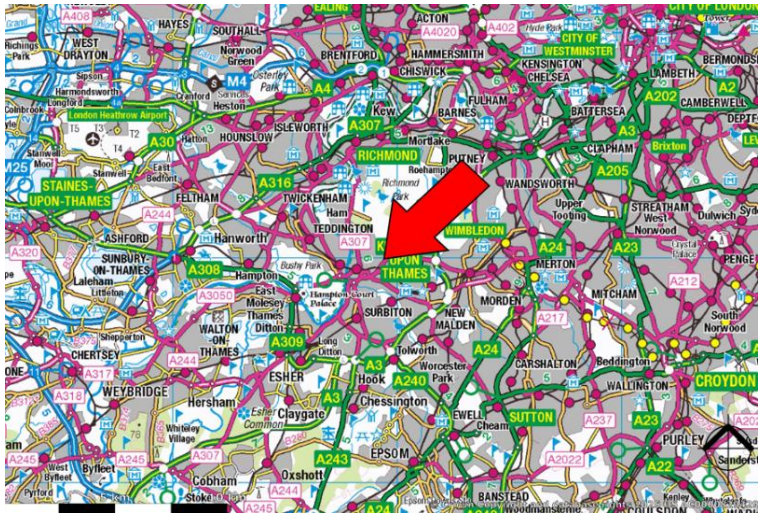
RATES
The current 2023 Rateable Value of the property is £13,750

VAT
To be advised

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

EPC
The property has an EPC rating of C.





VIEWINGS –

Richard Pyne t: 01273 876 213 e: rpyne@shw.co.uk

Alex Thomson t: 0203 7637 572 e: athomson@shw.co.uk

SHW Property

SHW Property

MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK