

FOR SALE

FREEHOLD PART-LET CLASS E BUILDING– 2,012 SQ FT (186.92 SQ M)

13 Penrhyn Road, Kingston Upon Thames, Surrey, KT1 2BZ

Price | £675,000 FREEHOLD CLASS E BUILDING PART-LET 09 September 2026

DESCRIPTION
The property is a semi-detached building with a dental surgery on the upper and lower ground floors and vacant 1st and 2nd floor office space. To the rear is a car park with 4 on-site parking spaces, two spaces are allocated to the dental surgery. The property beneifts from access to the rear car park off Grove Crescent.

The property is held under Freehold Title Number – SY136276.

LOCATION
The property is located on the southern edge of Kingston town centre between the College roundabout and Kingston University's Penrhyn Road campus, opposite County Hall. Penrhyn Road is a major traffic route from Kingston upon Thames town centre to Surbiton, Tolworth, the A3 and beyond to Epsom and Leatherhead.

Kingston upon Thames town centre and mainline railway station are approximately half a mile or 10 to 15 minutes' walk to the north. Surbiton town centre and railway station are located approximately 1.2 miles to the south of the premises. The surrounding area is of mixed use with Kingston University's Penrhyn Road campus being located just to the south.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Lower Ground Floor - Dentists	544	50.54
Upper Ground Floor – Dentists	445	41.34
1st Floor	517	48.03
2nd Floor (Above 1.5m Headroom)	304	28.24
TOTAL	**2,012**	**186.92**

TENANCY
The lower and upper ground floors of the property are let to two individuals on an 15 year internal repairing and insuring lease at a rent of £20,400 per annum, expiring 16th December 2035.

Rent reviews are every 4 years with the next review in 2028.

PRICE
£675,000 for the freehold interest subject to the existing lease.

RATES
The current Rateable Values of the property are £25,500 for the dental surgery and £17,750 for the upper floors.

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 EPC ratings of C (59) and E (103).









VIEWINGS –

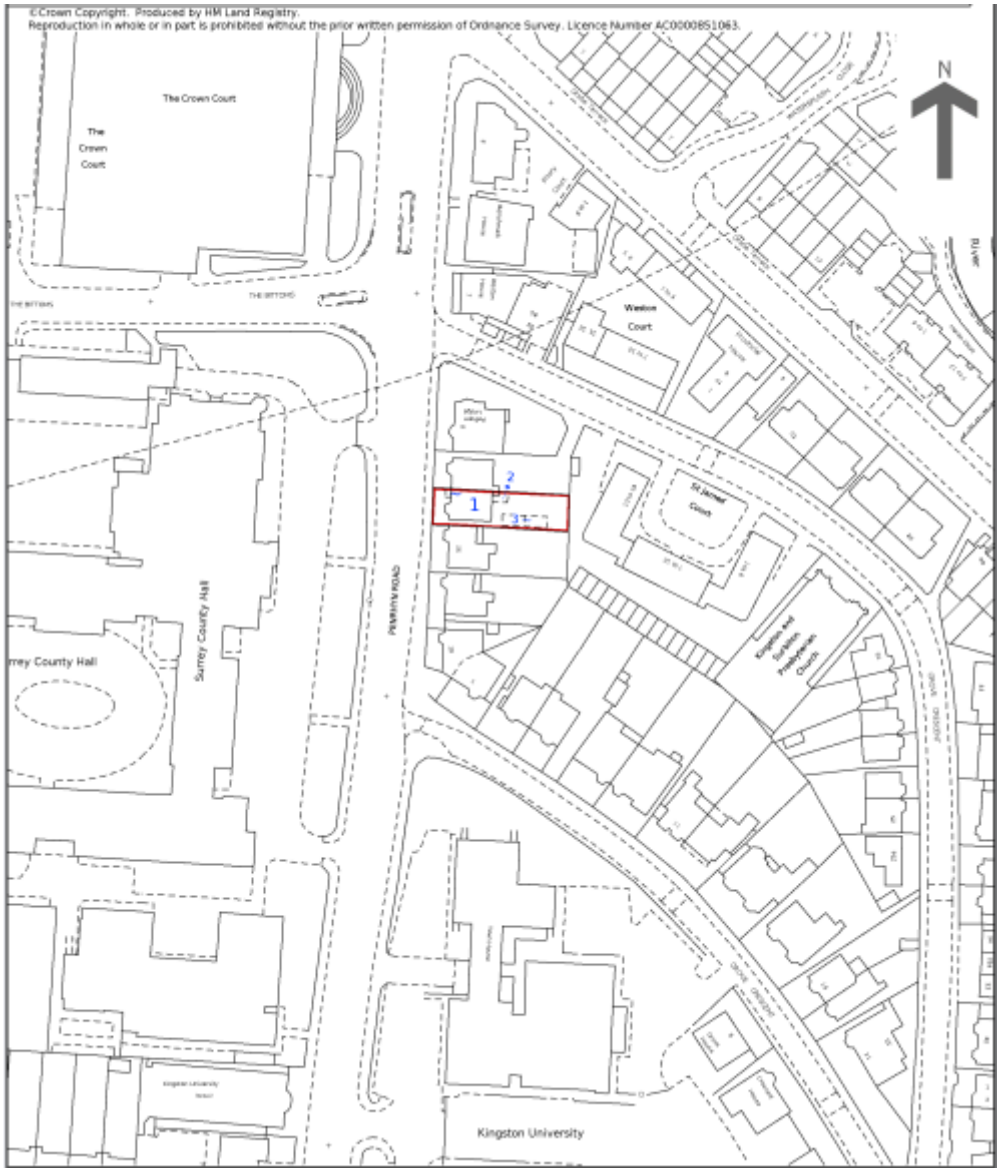
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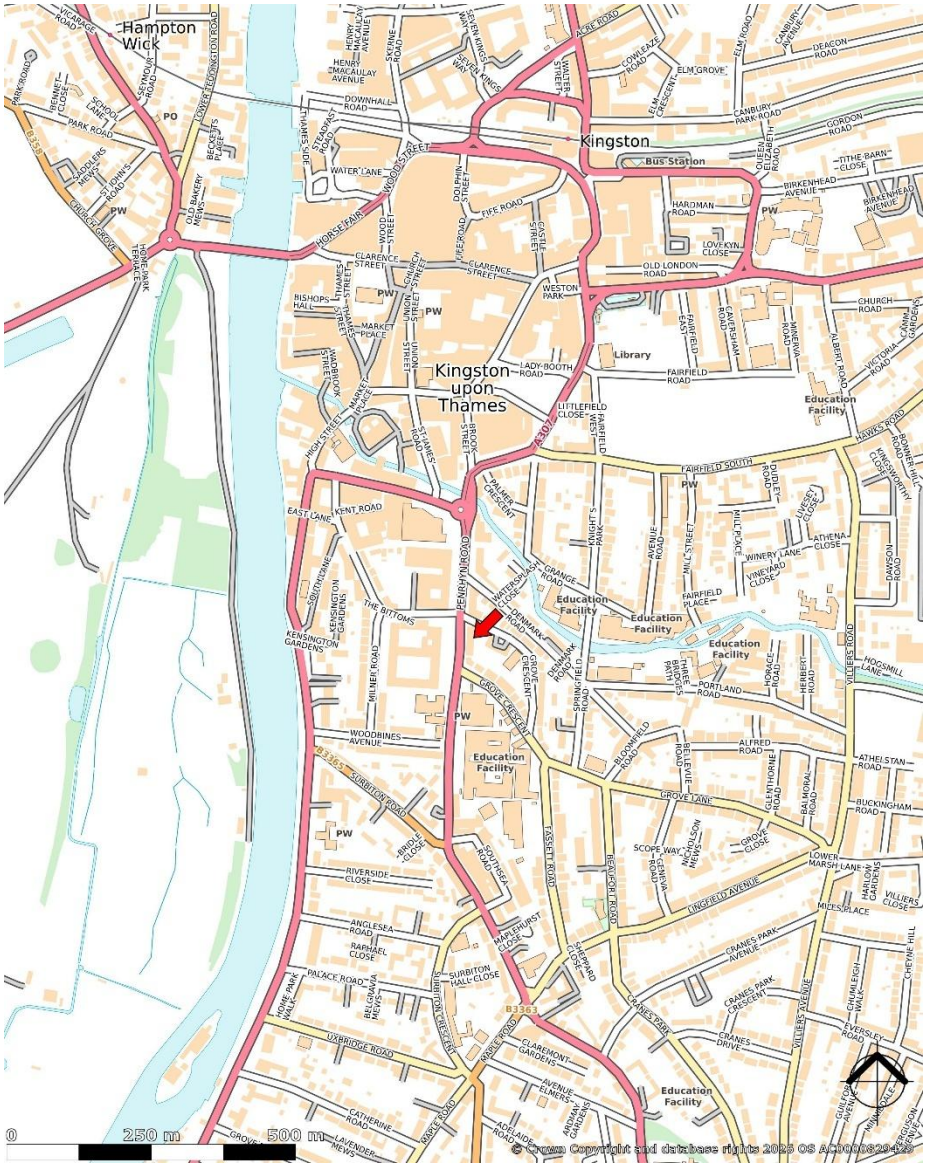
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