franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Rent £15,000 Per annum **Size** 288 Square feet **Ref** #3406

Address

Address: 586 Kingston Road

Postcode: SW20 8DN

Town: Raynes Park

Area: London

Location

Conveniently located close to Raynes Park mainline station and within easy reach of the A3, with on-street parking available directly outside the shop.

Description

Lock-Up Shop To Let

Available on a new 10 year lease at a guide rent of £15,000 per annum.

The premises extend to approximately 288 sq ft overall and are currently arranged to provide a front retail area with a stud partition separating the rear storage space. The partition can be removed to create a single open-plan area if required. To the rear is a storage area together with a WC/shower room.

This lock-up shop forms part of a well-established local parade of shops and is suitable for a variety of occupiers within Use Class E.

The property is conveniently located within a short walk of Raynes Park mainline station and benefits from easy on-street parking directly to the front, providing convenient access for both customers and staff.

The premises measures 288 sq ft overall

EPC Band - E

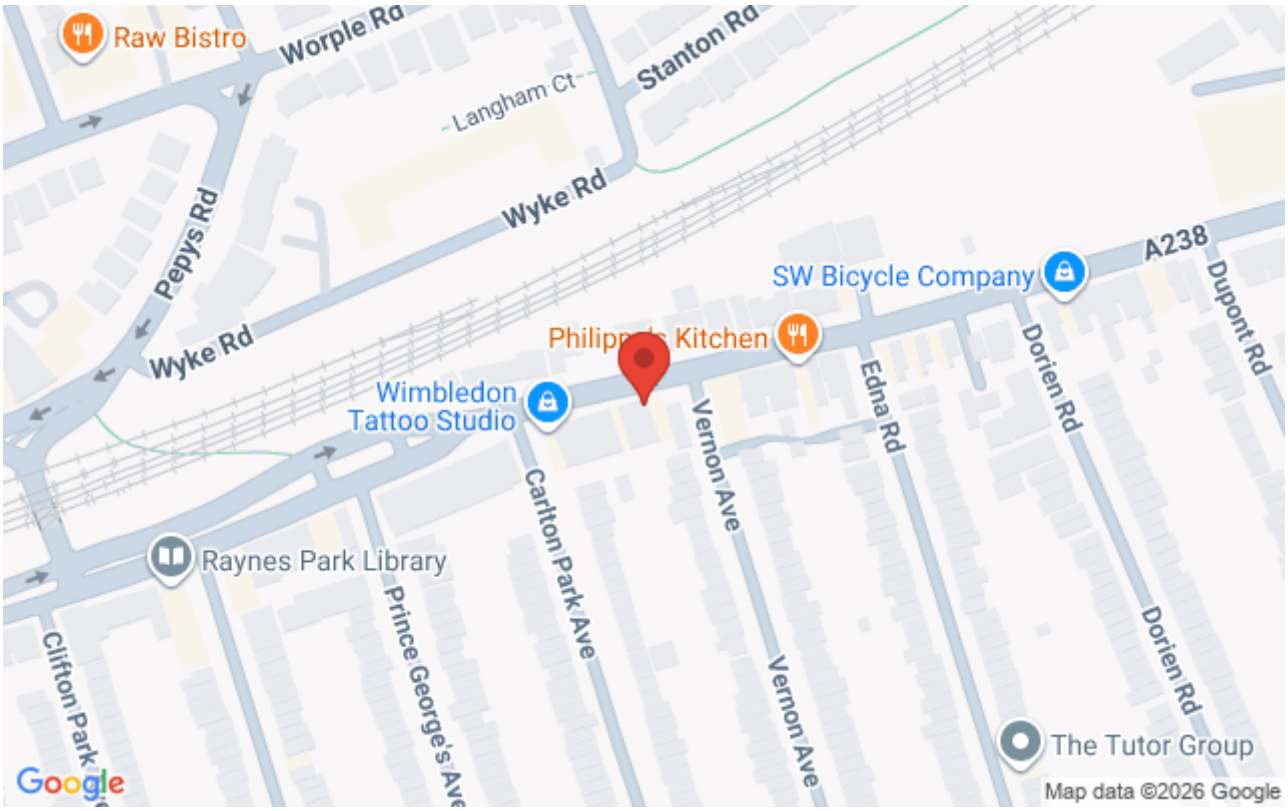
General Information

Tenure:	Leasehold
Rent:	£15,000 Per annum
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £9,200 per annum, payable at the prevailing rate.
Lease details:	New 10 year F.R.I. lease with a tenant option to break at the 5th anniversary with six months prior written notice.

Features

- 'E' Use class
- Close to station
- Parking close by
- Close to railway station

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

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