



## 215 Kingston Road, Stoneleigh, Surrey, KT19 0AB

Well modernized shop / office to let  
020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 215 Kingston Road, Stoneleigh, Surrey, KT19 0AB

## £17,000 Per Annum Exclusive – New Lease

**LOCATION:** - The property is situated fronting Kingston Road, fairly close to its junction with Stoneleigh Road, in the Ewell area of Surrey. Kingston Road forms part of the main A240 and the property is visible to vast quantities of passing vehicular traffic which is particularly heavy during the rush hour periods. The property forms part of an established parade, set behind a slip road accessway, where free time limited parking is available. Parking immediately in front of the unit is limited to 3 hours and this is of benefit to the parade which houses a number of different trades, many of which specialize in home improvement. The surrounding area is a densely populated residential catchment which the parade is able to service.

**DESCRIPTION:** - The property comprises a ground floor lock-up shop fronted premises, most recently used as offices, but considered suitable for a variety of purposes. The property has a modern aluminium shop front, solid floors, a part suspended ceiling, LED lighting and has an internal partitioned meeting room with borrowed natural light. The unit has a rear storage area and also benefits from a rear yard

with vehicular access via a communal roadway. The property is neutrally decorated throughout and has fairly recently installed carpeting within the main office areas.

### **ACCOMMODATION:-**

Gross frontage	6.7m
Internal width	6.64m narrowing to 4.16m after 5.1m and narrowing further to 3.17m at the very rear
Maximum shop depth	12m
Sales area	59.31m <sup>2</sup> (638ft <sup>2</sup> ) approx. (currently partitioned)
Storage	16.25m <sup>2</sup> (175ft <sup>2</sup> )
Yard	22.87m <sup>2</sup> (245ft <sup>2</sup> ) approx.
Small kitchen/staff area	
Internal WC	

**USE/PLANNING:** - We understand the property falls within Class E of the current Town & Country Planning (Use Classes) Order and is considered suitable for a variety of uses. The property is currently arranged and used as offices but may suit retail, medical or quasi-medical, or other uses.

**TENURE:** - The property is to be offered by way of a new lease for a term of not less than 5 years, the overall length to be negotiated.

**RENT/PRICE:** - An initial rent of £17,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a current ratable value of £11,250. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 78 within Band D.

**VAT:** - We are advised that the property is not elected to VAT and, therefore, VAT will not be chargeable on rents and other outgoings.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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