



**Price/premium** £350,000

**Size** 700 Square feet

**Ref** #3082

## Address

**Address:** 7 Criterion Buildings, Portsmouth Road

**Postcode:** KT7 0SS

**Town:** Thames Ditton

**Area:** Surrey

## Location

Visually prominent position in small parade on the very busy A307 Portsmouth Rd. Surbiton and Kingston town centres are very easily accessible.

## Description

Freehold Guide price £350,000- Sable are transferring all business to their main shop at 124 Summer Road.

Beautifully presented shop arranged to provide front retail area with raised retail space behind and office, kitchen and W.C. facilities beyond this.

The property should prove suitable for a wide variety of users under the E use class and benefits from considerable passing traffic on the main Portsmouth Road into Kingston town centre.

The approximate floor area is 700sq ft.

The upper flat has been sold on a long lease at nil ground rent (awaiting confirmation of lease term).

EPC Band C.

Early viewings recommended.

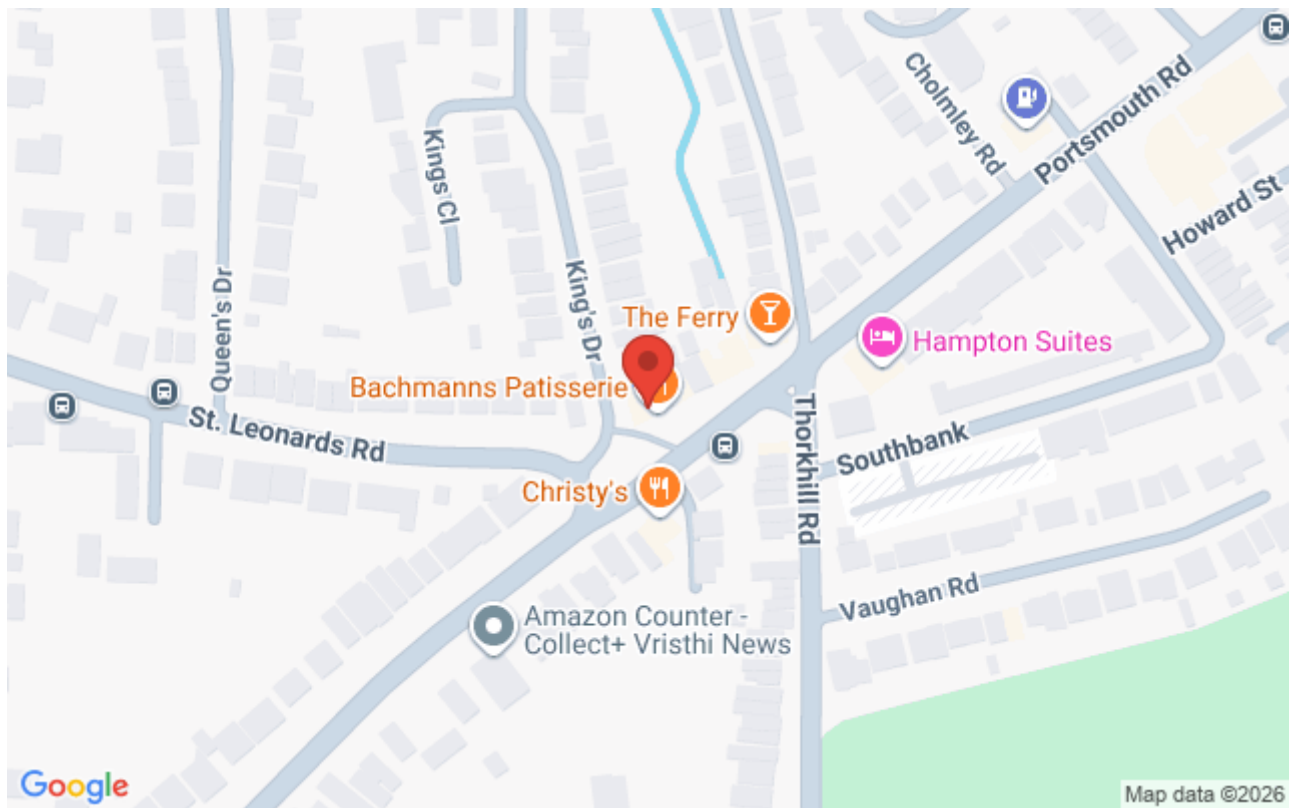
## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£350,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £8,000- SBR relief should apply, subject to the usual criteria.

## Features

- ✓ 'E' Use class
- ✓ Close to river
- ✓ Freehold
- ✓ Viewings by appointment only
- ✓ Visually prominent
- ✓ Beautifully presented throughout

## 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).

