



**Price/premium** £700,000

**Size** 1,075 Square feet

**Ref** #3108

## Address

**Address:** 22 Bloomfield Road

**Postcode:** KT1 2SE

**Town:** Kingston Upon Thames

**Area:** Surrey

## Location

Located in a small parade in a high quality residential area within walking distance to Kingston University and Kingston Town centre.

## Description

Freehold Guide Price £700,000

An opportunity to purchase this ground floor shop currently trading as an off licence with three bedroom flat above. Vacant possession of the shop on completion.

The ground floor measures a total of 682 sq ft including the rear stock room/ office and has stairs down to a basement measuring approximately 392 sq ft (ceiling height of 5'69")

There is a small yard to the rear of the shop with external WC.

Access to the flat is at the front of the building next to the shop and this is currently rented at £1,800 p.c.m.

The landing measures 10'4" x 2'10" and leads to the bathroom of 6'10" x 6'7" and WC 7'7" x 15'2"

There is a spacious kitchen/ dining room measures 7'10" x 15'2" and three bedrooms measuring 13'3" x 11', 13'9" x 11'10" and 7'3" x 10'8"

Flat EPC Rating D

Shop EPC Rating commissioned.

Early viewings recommended, strictly by appointment only through Franklin Commercial.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£700,000
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £7,100, payable at the prevailing rate. The property should qualify for full small business rates relief, subject to the usual criteria.

## Features

- ✓ Mixed use investment
- ✓ Residential accommodation
- ✓ Yard area
- ✓ Residential area

## Property Map



## Important notice

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