



Price/premium £450,000

Size 2,430 Square feet

Ref #3171

Address

Address: 290 Kingston Road

Postcode: KT22 7QE **Town:** Leatherhead

Area: Surrey

Location

Visually prominent location on the roundabout junction of Kingston Rd & Oxshott Rd with B & Q and Tesco just across the road. Leatherhead town centre is approximately 1.5 miles from the property and the M25 is very close by.

Description

Freehold Guide Price £450,000.00.

Discretion required- please view only by prior appointment.

Nicely presented wide fronted premises arranged over ground & 1st floors.

Total area of approximately 2430 sq ft- please see "Floor Plans" below.

The ground floor provides good retail/showroom space, plus an office area and a stock room in the rear lean to/store. Further retail space is located on the first floor along with additional stores and offices. Toilet and kitchen facilities are on the ground floor.

The property is located in a highly visible position close to B & Q & Tesco benefiting from considerable traffic flow past the premises.

A variety of different uses would now be possible under the E use class.

EPC Rating C.

General Information

Tenure: Freehold

Price/premium: £450,000

Legal fees: Each party to bear their own

Rateable value: The VOA website states a R.V. of £19,500, payable at the

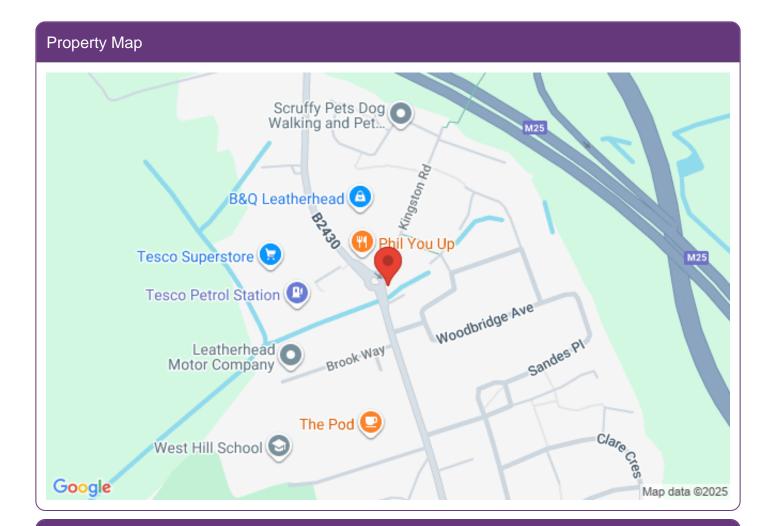
prevailing rate.

Features

✓ Close to motorway
 ✓ Discretion required
 ✓ Double fronted

✓ Early viewing recommended ✓ Freehold ✓ Prominent location

Viewings by appointment only
Visually prominent



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).























