

326 WEST BARNES LANE, MOTSPUR PARK,
SURREY KT3 6NB



A2 RETAIL SHOP WITH REAR YARD 395 SQ FT (36.7 SQ M) APPROX

FOR SALE/ TO LET



LOCATION

The property occupies a prominent position in a busy local shopping parade close to Motspur Park railway station. Surrounding occupiers include a mix of restaurants, small convenience stores and estate agents.

DESCRIPTION

The premises comprise a ground floor retail unit previously trading as a bookmakers and benefits from a large display window, staff WCs and a small rear yard. There is ample free on street parking along West Barnes Lane just outside the property.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Alternatively, the owner would consider a sale of the freehold, subject to the long leasehold interest on the first floor flat.

RENT

£12,500 per annum exclusive

PRICE

£120,000 exclusive and subject to contract

VAT

We are advised the property is not elected for VAT.

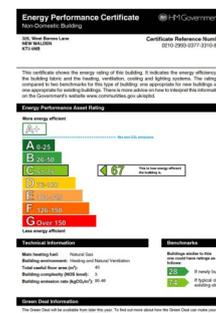
BUSINESS RATES

Rateable Value: £8,200

Rates Payable (14/15): £3,952.40

We strongly recommend you verify these figures with Kingston Borough Council.

EPC



For further information or to arrange an inspection please contact:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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