

# GROUND FLOOR CLASS E PREMISES

490 SQ FT (45.52 SQ M) APPROX

**TO LET**



**1-2 WOLVERTON HOUSE, WOLVERTON AVENUE, KINGSTON UPON THAMES, SURREY KT2 7QE**



## LOCATION

The premises are situated at the southern end of Wolverton Avenue which runs due north off Coombe Road in Kingston. Norbiton Railway Station is situated just to the south and within 2 minutes' walk of the premises and provides services into Kingston and Waterloo. Road access is also good with Coombe Road providing direct access to The A3.

## DESCRIPTION

The premises comprise a ground floor former undertakers with a substantial frontage onto Wolverton Avenue. The premises are self contained with their own private WC and kitchenette. Currently arranged as 4 rooms but could easily be rearranged to prove a more open plan layout.

## ACCOMMODATION

Ground Floor internal width approx. 8.6m  
Overall depth Approx 5.42m  
**Total area approx. 490 sq ft**

## TERMS

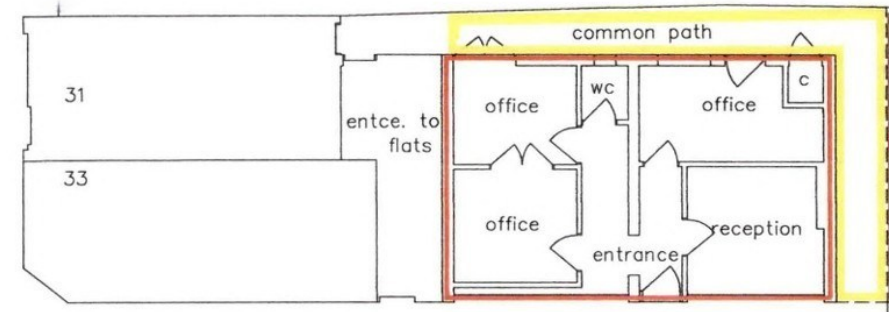
The property is available to let on a new full repairing & insuring lease for a term to be agreed.

## RENT

£18,000 per annum exclusive.



Indicative floor plan not to scale



## BUSINESS RATES

Rateable Value                      £13,000.00  
Rates Payable (25/26)              £ 6,487.00

NB Small business rates relief may apply which would significantly reduce the rates payable. We strongly recommend that interested parties verify these figures with Kingston Borough Council

## VAT

We are advised that VAT is not applicable.

## SERVICE CHARGE

We are advised the service charge for the current year is approx. £1,250per annum.

## EPC

Rating C (71)

For viewings or for further information contact:

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