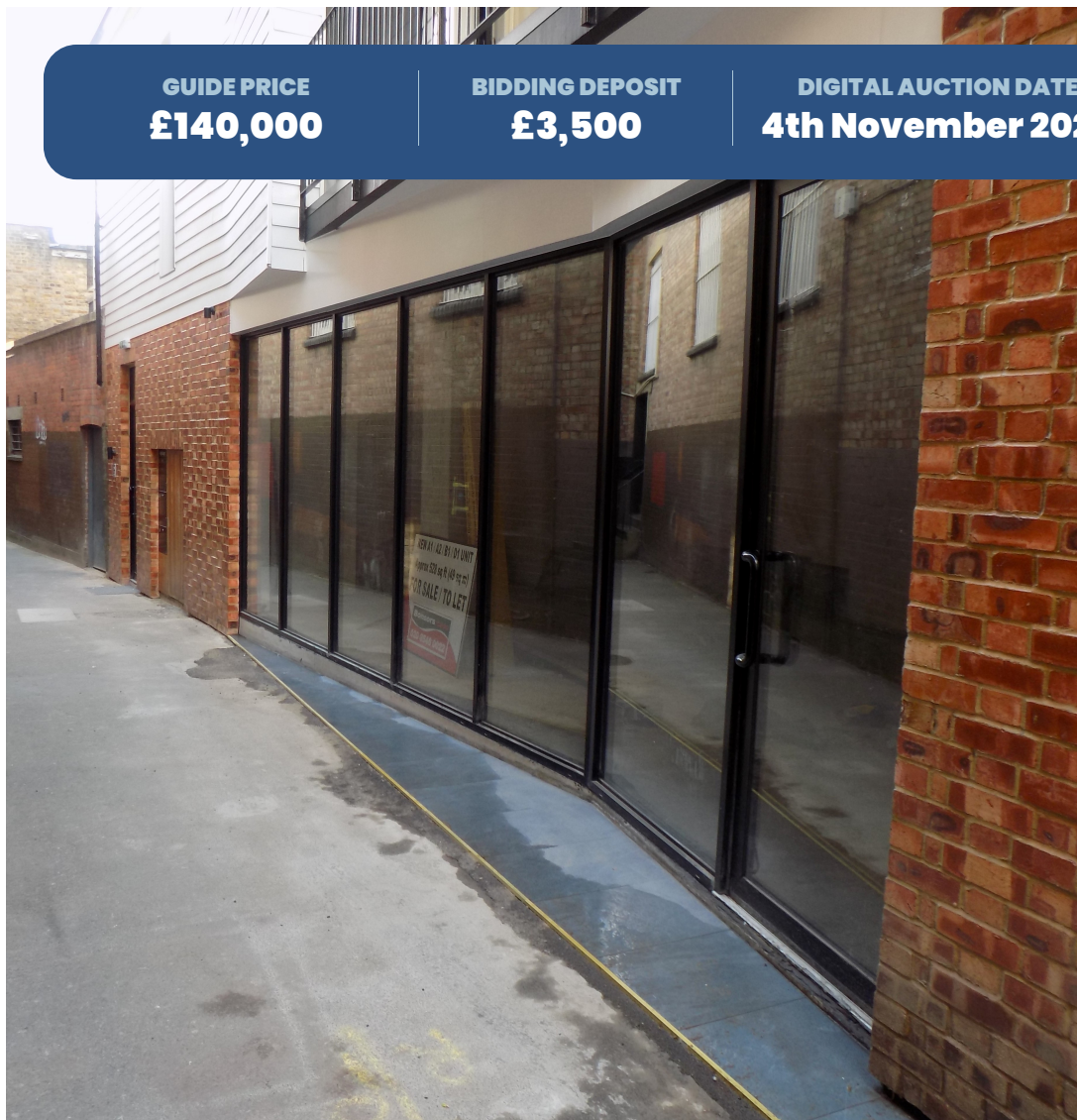


GUIDE PRICE
£140,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
4th November 2020



1 Kings Passage, Kingston upon Thames, KT1 1PH

A vacant newly completed commercial unit with use class E (incl. A1, A2, B1, D1 and D2 uses) of about 56 sq m (603 sq ft GIA)

Bid1.

Property Summary

- Virtual freehold commercial space totaling about 56 sq m (603 sq ft GIA)
- Town centre location
- Open use class E which incl. A1, A2, B1, D1 and D2 uses
- Suit owner occupier/investor
- Brand new build EPC rated A
- Vacant possession
- Benefits from a New Build Structural Warranty

Location

The property is located on Kings Passage, off Thames Street, which is located in Kingston town centre. It is located within the primary shopping area, just off Market Place and the riverside. Kingston railway station is within a short walk as are numerous bus routes serving the area. Nearby occupiers include John Lewis, The White Company, Ultimate Outdoors. There have also been a number of nearby residential developments including the proposed re-development of the former Clas Ohlson building opposite (10-13 Market Place). This proposal includes a new residential entrance lobby and new shop frontage on to Kings Passage together with public realm improvements to street lighting, paving and elevation walls. For further information see London Borough of Kingston planning ref: 20/01024/FUL.

Description

A newly built, self-contained ground floor commercial unit with use class E (incl. A1, A2, B1, D1 and D2 uses) that forms part of an attractive 3 storey development with residential accommodation above. The property includes 3m ceiling height, DDA compliant WC, newly fitted fully glazed shop front, gas central heating, mechanical ventilation, fitted kitchen and cycle parking area. The unit is ready for immediate occupation.

Planning

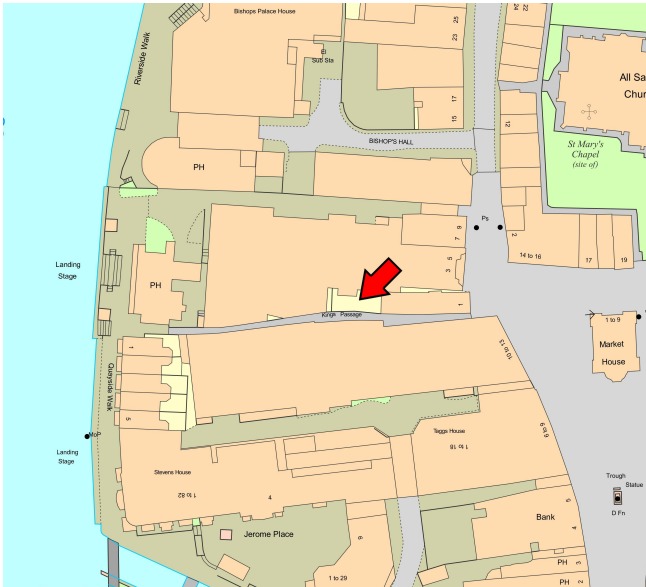
Royal Borough of Kingston upon Thames 020 85475002
(www.kingston.gov.uk)

VAT

Refer to the legal pack

Unit	Floor	Accommodation
1 Kings Passage	Ground floor only	56 sq m (603 sq ft GIA)

Areas provided by the vendor.



EPC

Please refer to the legal pack but rated A-17

Tenure

Virtual freehold. A Lease for a term of 999 years at £50 pa ground rent from completion.



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