

FREEHOLD FOR SALE

23 CROSS ROAD, KINGSTON-UPON-THAMES, KT2 6HG

Commercial space 269 sq. ft (25 sq. m)

£450,000 Freehold



VIEWING & FURTHER INFORMATION

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- Freehold Investment / Development
- Semi-detached period property
- Small fish & chip shop with outbuildings
- 2/3 bed residential accommodation
- Rear yard & garage

Gray Point Real Estate
Regal House
70 London Road
Twickenham
TW1 3QS

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LOCATION

Cross Road is conveniently positioned between Richmond Park and Kingston-upon-Thames's town centre. The property is also in close proximity to the Thames and its stunning riverside walks and activities.

The closest station servicing South Western Railway is within one mile of Cross Road and the A3 is also in close proximity, with its direct routes into and out of London. Heathrow Airport lies just 12 miles to the west.

DESCRIPTION

This property is ripe for conversion/extension and occupies a corner position in a peaceful, residential neighbourhood. Its ground floor façade is dominated by a small fish and chip shop and kitchen measuring approximately 269 sq ft. To the rear of this is a small lobby with understairs storage cupboard, external storage room, yard (with parking for one car) and single garage.

ACCOMMODATION

The residential accommodation on the ground floor comprises living room (11'3 x 11'10) with stairs leading to the first floor. Also on the ground floor is a dining room (10'9 x 6'7) and lobby leading to the bathroom/W.C. (7'1 x 4'7).

On the first floor there are 2/3 bedrooms. Bedroom 1: 11'8 x 11'4, Bedroom 2: 10'7 x 11'5, leading to Bedroom 3/Study: 10'11 x 6'7.

TENURE

The property is presently under a 20 year lease ending on 24th December 2040. 4 yearly rent reviews, passing rent £17,500 pa.

(The present leaseholder could be interested in selling the leasehold interest – all enquiries to be made direct to the leaseholder).

RATEABLE VALUE

The valuation office website reveals a RV of £4,450 (shop), payable at the prevailing rate.

ENERGY PERFORMANCE RATING

Energy Rating: TBC. A copy of the certificate is available on request.

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