



# CLASS E UNIT TO LET IN RAYNES PARK

**616 KINGSTON ROAD, RAYNES  
PARK, LONDON SW20 8DN**

**\*SUBJECT TO VACANT  
POSSESSION\***



## **Location:**

The subject property occupies a prominent position on Kingston Road in Raynes Park. The premises are located a short walk away from Raynes Park Rail Station (South Western Railway services), which provides direct connections to London Waterloo, Richmond, Chessington South, Shepperton and Guildford.

The property is located in an affluent area which predominantly comprises of residential properties and the commercial properties in the near vicinity consist of several established independent businesses.

## **Accommodation:**

The unit is arranged over a Ground Floor only and has the following approximate net internal areas:

**Ground Floor: 605 sq. ft. (56.20 m<sup>2</sup>)**

This unit can be combined with **618-620 Kingston Road** (marketing details listed separately).

## **Use:**

The subject premises benefits from Class E planning consent. Other uses may be considered subject to planning.

## **Rent:**

£20,000 per annum exclusive.

## **Lease:**

The premises are available by way of a new 10/15-year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

Please contact:

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