

FOR SALE



Freehold office building close to town centre and station
Possible conversion into residential subject to planning
116 Canbury Park Road, Kingston Upon Thames, KT2 6JZ



KINGSTON OFFICE

Warwick Lodge
75-77 Old London Road
Kingston
KT2 6ND



AGENT

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KEY SUMMARY

- Ground floor self contained freehold office
- Close to Kingston town centre and station
- Two WCs and kitchen
- LED Lighting
- Cat5 cabling
- Possible residential conversion STPP

Kingston Office – Warwick Lodge, 75-77 Old London Road, Kingston Upon Thames, KT2 6ND

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LOCATION

The property is located on the south side of Canbury Park Road close to its junction with Queen Elizabeth Road and opposite its junction with Elm Road. This is an area of mixed but predominantly residential use.

Kingston upon Thames town centre and railway station are within an approximate five minute walk. Some on street car parking in metered bays is available in Canbury Park Road and Elm Road. The nearest car park to the premises is in Walter Street off Richmond Road.

DESCRIPTION

The subject property comprises the ground floor of a two storey building (plus loft conversion) the upper floors having been converted into two residential dwellings.

The accommodation is divided into three sections, a front reception, a central office with kitchen (off which there are two WCs) and a larger L-shaped office to the rear. The accommodation benefits from:-

- Underfloor heating
- LED lighting
- CAT5 cabling
- 2WCs and shower
- Kitchen

Natural light into the rear office is via a courtyard plus Velux windows in the roof pitch. To the front of the property is a small garden area.

ACCOMMODATION

In accordance with the RICS code of measuring practice to IPM S3 (offices), we have calculated that the premises have an approximate net area of 1116 sqft or 103.68 sqm.

PLANNING

Under the new Use Class E the property may be suitable for a variety of commercial, business and service-based uses including retail, offices, indoor sport, recreational or fitness, medical or health

- Landlord & Tenant
- Agency
- Acquisitions

services and as a Creche, Day Nursery or Day Centre.

The property is not in an Article 4 Direction area and it may therefore be possible to convert it into a residential dwelling under Permitted Development Prior Approval.

RATING ASSESSMENT

The property is described as offices and premises with a rateable value with effect from 1 April 2017 of £16,000.

EPC

The property has an EPC rating of C69

PRICE

£495,000 for the freehold interest in the premises with vacant possession of the ground floor office and subject to the long leasehold interest of 999 years from 1st January 2005 at a peppercorn rent in the residential accommodation.

LEGAL COSTS

Each party is to pay their own legal costs.

VIEWING

For further information or to arrange to view please contact the sole agents:

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Please note the following

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.
3. Rates information is believed to be correct but interested parties should check with The Royal Borough of Kingston.

