



## 25-31a Richmond Road, Kingston upon Thames KT2 5BW

### FOR SALE

Area: FT<sup>2</sup> (M<sup>2</sup>) | Price: |

#### LOCATION:

The historic market town of Kingston Upon Thames is regarded as one of the most established and influential retail centres in the UK and is one of only 6 Royal Boroughs in England and Wales. The town is located in the affluent South West of Greater London, approximately 5 miles south of Richmond, 11 miles west of Croydon and 12 miles south west of Central London. The town benefits from excellent communications, with it being in close proximity to the M25, M3 and A3. The town benefits from a regular commuter rail service to London Waterloo, with a fastest journey time of approximately 20 minutes. Heathrow Airport is located approximately 40 miles west of the town and London Gatwick Airport is located 17 miles to the south east, enabling easy access to a diverse range of domestic and international flights.

The property is situated on Richmond Road, opposite its junction with Cowleaze Road and only a few minutes' walk from Kingston train station. Nearby occupiers include Evans Cycles, Tesco, Costa Coffee, Sains

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)



## 25-31a Richmond Road, Kingston upon Thames KT2 5BW

### DESCRIPTION:

The property forms parts of a terrace and comprises 4 retail units. No 29 has ground floor retail accommodation with rear storage and loading access from Walter Street, and 1st floor ancillary space. No 27-29 comprises a double fronted ground floor retail unit, self-contained 1st floor 2 bed flat and a rear workshop. No 31 comprises ground floor retail with 1st floor ancillary and No 31a is a self-contained rear workshop.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
	sqft	sqm
<b>TOTAL</b>	sqft	sqm

### AMENITIES:

- Investment / Development Opportunity
- Town centre location
- Substantial redevelopment potential
- Highly Affluent Commuter Location
- 4 retail units, 2 Bed flat, workshops
- Active management opportunity

### SALE:

**PRICE:** **VAT:** Not Applicable

**SERVICE CHARGE:** **RATES PAYABLE:** See VOA Website

**EPC:** Available upon request. **LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



**Andy Shaw**  
07498 854767  
ashaw@stirlingshaw.co.uk



**Julius de Mattos**  
07969 395767  
jdemattos@stirlingshaw.co.uk

