



# SHOP AND UPPER PARTS FOR SALE

350 SQ FT (32.5SQ M)



**311, RICHMOND ROAD, HAM, RICHMOND,  
SURREY. KT2 5QU**

The Gate House, 51 High Street, Hampton Hill, Middlesex TW12 1NH

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## **LOCATION**

The property is located on the busy A307; it is 2 miles to either of the town centres of Kingston or Richmond. The no. 65 bus route will serve either Kingston or Richmond. Nearest main line train station is Richmond; a no. 65 bus will run from Richmond to the demised onto Kingston. Richmond Park is approximately 1 mile from the demised.

## **DESCRIPTION**

The property is over three floors; it has the benefit of ground floor retail with residential flat on the upper parts. The retail area is currently run as a dry cleaning business; the upper parts are entered from the rear of the property. It is well presented, over two floors which includes: two bedrooms, lounge, kitchen, bathroom/Wc and is centrally heated, fully carpeted, let on a short term basis. The rear has a drive leading to the property from a service road; planning permission was sought and approved for an extension to the rear.

Parking is available also at the rear of the property.

## **ACCOMODATION**

Ground floor:	284 sq ft (26.38 sq m)
Rear store:	66 sq ft (6 sq m)
Upper parts:	A two bedroom flat.

## **TENURE**

The freehold is available to purchase the whole of the building.

## **RENT**

Freehold with or without vacant possession offers in the region of £460,000

## **RATES**

Retail area: Rateable value is £6,600.00; payable - £3,210.00 per annum.

Residential area, Band 'C' Payable rates for the 1<sup>st</sup> Floor, for the year 2005-6 at £6,225.00

## **LEGAL COSTS**

Each party is to be responsible for their own legal and professional costs in this transaction.

## **VIEWING**

Strictly by appointment by joint agent: **BAKER COMMERCIAL**