

LONG ESTABLISHED AND FULLY FITTED FISH AND CHIP SHOP/TAKEAWAY TO LET



153 Kings Road, Kingston upon Thames, Surrey KT2 5JF

Location

The Takeaway is situated on the corner junction of Kings Road with Chesfield Road within a small parade of shops serving the popular North Kingston residential area.

Type

A fully fitted Fish and Chip Shop/Takeaway premises comprising front servery and counter, customer waiting area, rear prep/store rooms and fully fitted kitchen.

Area

Gross Internal Area – 1,000 square feet (92.9 square metres).

Lease

The premises are available on a brand new full repairing and insuring Lease for a term of five years and upwards.

Rent

£18,000 per annum exclusive.

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact Landlords Sole Agents, Wallakers Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

LOCATION:	The property is situated on the corner junction of Kings Road with Chesfield Road in a small parade of shops serving the popular North Kingston area between Kingston and Richmond Park.
DESCRIPTION:	<p>A long established Fish and Chip Shop/Takeaway premises formerly trading as 'Kingfisher' which is fully fitted out and has the benefit of prominent display window frontages with prominent fascia signage over and corner entrance door.</p> <p>The Takeaway comprises a front Servery and Counter plus Customer Waiting Area, rear Prep/Store rooms (x 2) and a fully fitted Kitchen.</p> <p>The premises has a Gross Internal Area of 1,000 square feet (92.9 square metres).</p> <p>Features include:</p> <ul style="list-style-type: none">* Fully fitted and equipped Fish and Chip Shop/Takeaway including rear kitchen with six burner hob and ventilation hood over. (Premium offers invited)* Prominent timber and glazed display window frontages with fascia signage over.* Small washroom facility.* Front/side forecourt area allowing for the off street parking of 2/3 cars.* Side gated and enclosed yard/additional parking area.
PLANNING:	The property falls under Planning Use Class 'Sui Generis' (Takeaway). Alternative uses within Class 'E' (including Retail Shop, Office, Café) are also permitted.
BUSINESS RATES:	Nil Business Rates payable for the current Rating year subject to eligibility for Small Business Rates Relief.
LEASE:	A brand new full repairing and insuring Lease is available for a minimum term of five years and upwards.
RENT:	£18,000 per annum exclusive.
PREMIUM:	Premium offers in the region of £5,000 for the existing fixtures, equipment and furniture.
EPC:	An EPC has been commissioned and will be made available to interested applicants.
LEGAL COSTS:	Each party to cover their own legal costs.
FURTHER DETAILS/ VIEWING:	<p>Strictly by appointment only with Sole Agents, Wallakers Commercial on 020-8399-5381.</p> <p>Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com</p>