

## FOR SALE (Virtual Freehold) Offers in region of **£100,000**



### 29 Kingston Road, SW19 1JX

**LOCATION:** The property is situated in a prominent position on Kingston Road yards from South Wimbledon underground Station, Part of a variety of businesses and cluster includes off licenses, groceries and takeaways.

**DESCRIPTION:** Ground floor lock up shop, excellent decorative order laminated through out with suspended ceiling, Air Condition, alarm system, Kitchen and toilet.

**USE:** The property has A1/A2 use

**PROPERTY:** Total Gross Area approx: **234sq ft.**

**TENURE:** Freehold Investment to run own business or let for rental income.

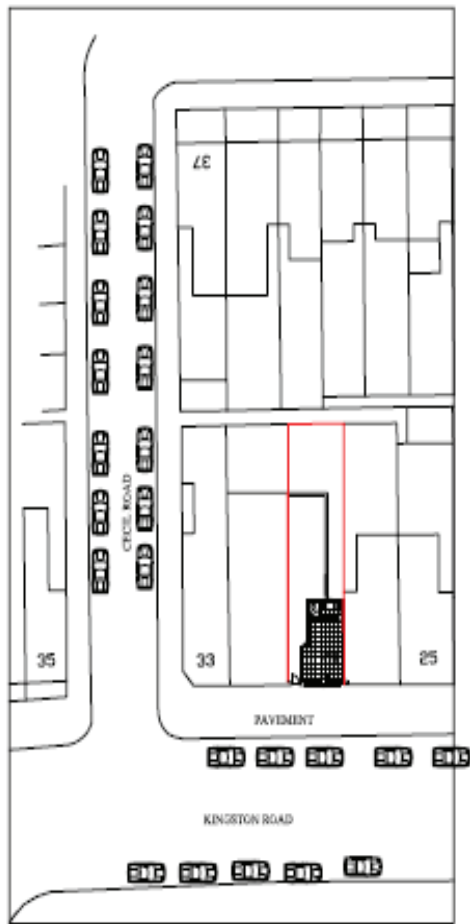
**LEGAL COSTS:** Both parties' legal costs are to be borne by the ingoing tenant.



*Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.*



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