



**Lyndale House, 40 Mill Place,
Kingston, KT1 2RL**

**Freehold Class E premises /
Office + 8 residential ground
rents**

FOR SALE

PROPERTY SUMMARY

- Freehold Modern Class E premises / Office
- Includes 8 Flats sold on long leases with 113 years unexpired
- Secure covered parking & Bike Storage
- Ground Floor commercial space 748 sq.ft
- Virtual freehold price (Commercial unit only) £275,000
- Freehold price (Commercial unit & ground rents) £290,000

LOCATION

The property is situated within a quiet residential location on Mill Place, about 500m to the South West of Kingston town centre. The location is well connected by road being close to the A240, A307 & A308. Fairfield Recreation Ground is situated just to the North. The nearest railway station is Kingston, situated 650m to the North West, being on the Southwestern Main Line, providing direct services to London Waterloo.

DESCRIPTION & ACCOMMODATION

A modern, largely open plan ground floor Class E commercial unit / office. The property includes a glass partitioned office / meeting room which has been fitted out to a good standard with stripped wood flooring, double glazing, kitchenette, male & female toilets and central heating. The property also benefits from a ground floor covered secure gated parking space and bike storage. The accommodation and net internal floor areas are as follows: -

- Ground Floor** 748 sq.ft (69.5 sq.m)
- First & Second Floors** - The freehold includes 8 flats (each with 1 parking space) which have been sold off on long leases. The flats have not been inspected by Rayners Commercial.

TEANANCIES

The ground floor Class E commercial unit is to be sold with vacant possession.

The 8 flats above are sold off on 125-year leases from 1 December 2012 at a ground rent of £125 per annum, doubling every 25 years.

PRICE

The freehold is available for £290,000 with vacant possession of the ground floor Class E commercial premises.

Alternatively, just the ground floor Class E commercial unit is available on a 999-year lease at a peppercorn ground rent at a figure of £275,000. **Subject to contract**

VAT All prices quoted are exclusive of VAT, if applicable.

RATES

The 2023 Rateable Value in respect of the ground floor commercial unit is **£16,750**. The current UBR is 49.9 pence in the £. For further information in this regard please contact T Council.

EPC The ground floor commercial premises has an EPC Rating of B (50)

LEGAL COSTS Each party is to bear their own legal costs

For further information or to view please contact

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