

# TO LET

90.1 SQ. M (976 SQ. FT) APPROX.

12 EDEN STREET, KINGSTON UPON THAMES KT1 1BB

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

**[www.snellers.com](http://www.snellers.com)**

**020 8977 2204**

- **PROMINENT HIGH STREET LOCATION**
- **NEW LEASE AVAILABLE**
- **ATTRACTIVE FULL-WINDOW FRONT SHOP**
- **OPERATING AS A WELL-ESTABLISHED  
HAIRDRESSER**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# 12 EDEN STREET, KINGSTON UPON THAMES

## LOCATION

The property is located on the south side of Eden Street immediately opposite the Apple Market in the heart of Kingston upon Thames town centre.

Eden Street and Apple Market provide a mix of independent traders and national multiples including barbers, Jacks of London, Hidden Hearing, opticians, O'Neills public house and a variety of cafes benefitting from the pedestrianised Apple Market seating area.

## DESCRIPTION

The property comprises the ground floor and basement of a mid terrace 4 storey building.

The property currently operates as a well established hairdresser which is attractively presented with an aluminium and single glazed shop front, recessed spotlighting, part ceramic tiled and part wood effect vinyl floor coverings. There is a WC to the rear.

## ACCOMMODATION

The property has the following approximate net internal floor area:-

Ground Floor: 90.1 sq. m (976 sq. ft)  
Basement: Not inspected

## TENURE

Available on a new lease for a term by arrangement.

## RENT

Offers in excess of £45,000 per annum  
VAT is applicable.

## BUSINESS RATES

2023 Rateable Value: £34,500

For confirmation of rates payable, please contact the business rates department of the Royal Borough of Kingston upon Thames business rates department.

## ENERGY PERFORMANCE RATING

Energy Rating: C60

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

## Sharon Bastion

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sharon@snellers.com

**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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