

# TO LET

84.2 SQ. M (906 SQ. FT) APPROX.

64 HIGH STREET, KINGSTON UPON THAMES KT1 1HN

# SNELLER

COMMERCIAL

CHARTERED SURVEYORS



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

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

**020 8977 2204**

- **RIVERSIDE RESTAURANT**
- **REAR TERRACE AVAILABLE BY SEPARATE LICENCE (£2,500 per annum)**
- **FIRST FLOOR SEATING**
- **FITTED KITCHEN**
- **NEW LEASE AVAILABLE**

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.

# 64 HIGH STREET, KINGSTON UPON THAMES

## LOCATION

The property is located in a prime riverside position, also fronting the High Street. The property is surrounded by a number of other restaurant operators including Nando's, Pizza Express, Ocean Basket and Las Iguanas.

## DESCRIPTION

The restaurant is arranged over ground and first floors and benefits from a riverside terrace (subject to licence at a rent of £2,500 pa). There is a bar area and fitted kitchen.

## ACCOMMODATION

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

	SQ. M	S.Q FT
Ground Floor	66.2	712
First Floor	18.0	194
<b>TOTAL</b>	<b>84.2</b>	<b>906</b>

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£37,500 per annum

NO VAT APPLICABLE

## BUSINESS RATES

2023 Rateable Value: £19,000

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

## ENERGY PERFORMANCE RATING

Energy Rating: C58

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

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**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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