

TO LET

259 SQ. M (2,788 SQ. FT) APPROX

19-21 THAMES STREET, KINGSTON UPON THAMES, KT1 1PH

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



The image depicted here is a Computer Generated Image (CGI) representation and may not accurately reflect the final appearance of the property.

- Prominent Thames Street frontage
- Adjacent to Lakeland, close to Sostrene Grene, John Lewis, TK Maxx & The White company
- Ability to include upper floors if required
- New glazed shopfront to be installed
- Homewares destination
- White Box Shell finish
- Central Kingston location

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

www.snellers.com

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020 8547 0850 Kingston**

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.

LOCATION

The property is situated in Kingston upon Thames, an affluent town in South West London. Thames Street provides a key link between Clarence Street, The Bentall Centre, Market Place and Kingston riverside (restaurants). Thames Street has established itself as a homewares destination with the recent opening of Sostrene Grene complementing Lakeland, TK Maxx, John Lewis and The White Company.

DESCRIPTION

The unit has been stripped back to white box shell finish with new glazed shop front to be installed.

ACCOMMODATION

Floor	Sq. M	Sq. Ft
Ground	223	2,400
Basement	36	388
Total	259	2,788

TENURE

Available on a new lease.

RENT

£110,000 per annum + VAT

BUSINESS RATES

Rateable Value: £129,000

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

ENERGY PERFORMANCE RATING

Energy Rating: D82

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Joint 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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