

TO LET

78.3 sq. m (843 sq. ft) approx.

26—28 THAMES STREET, KINGSTON UPON THAMES, SURREY KT1 1PE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **CHARACTER RETAIL PREMISES**
- **FIRST FLOOR STORAGE**
- **SHOPPING CENTRE LOCATION**
- **AVAILABLE ON A NEW LEASE**

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.

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SURREY, KT1 1PE

LOCATION

The property is located in Thames Street, Kingston upon Thames in close proximity to Market Place and Clarence Street. Kingston is a major regional retail centre on the banks of the River Thames and benefits from a large number of national retailers including John Lewis.

Thames Street has a mix of national, multiple and independent retailers including Lakeland, The Entertainer, Subway and Jessops. The nearby Market Place has a selection of market trader stalls plus further national retailers.

DESCRIPTION

The property comprises a prominent ground floor retail unit with first floor ancillary storage space, forming part of an attractive 4 storey Grade II listed building.

The property benefits from a character shop front, air conditioning unit, laminate floor and spot lights. There is a WC and kitchenette to the rear.

ACCOMMODATION

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

Ground Floor	52.6 sq. m	566 sq. ft
First Floor	25.7 sq. m	277 sq. ft
TOTAL	78.3 sq. m	843 sq. ft

TENURE

Available on a new lease for a term by arrangement from April 2017.

RENT

£50,000 per annum exclusive plus VAT.

BUSINESS RATES

2017 Rateable Value: £39,750

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

ENERGY PERFORMANCE RATING

Energy Rating: D81

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

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

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