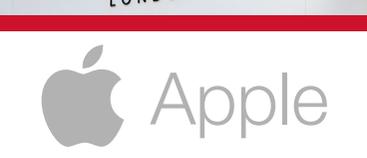




Prime Shop To Let

AVAILABLE IMMEDIATELY



## Location

Kingston upon Thames is one of the UK's leading retail centres. It is an historic market town and Royal Borough benefiting from an estimated retail catchment of 188,000 persons. The catchment is one of the most affluent in the UK with over a third of people grouped ABC1.

The subject property is situated in a prime location on pedestrianised Church Street, an attractive and busy pedestrian link between Clarence Street and Market Place and The Bentall Centre. It is the Town's premier niche and high quality brand and boutique luxury-shopping destination. Scribbler and Accessorize are immediately adjacent and other retailers in the immediate vicinity include Hotel Chocolat, L'Occitane, Space NK, Pret a Manger, Rituals, and White Stuff.

## Accommodation

The property is arranged over the ground floor only and provides the following approximate net internal areas:

Ground Floor Sales	359 sq ft	33.35 sq m
Ground Floor Ancillary	30 sq ft	2.79 sq m
<b>Ground Floor Total</b>	<b>389 sq ft</b>	<b>36.14 sq m</b>

## Tenure

The property is available on a new 10 year full repairing and insuring lease subject to a 5 yearly upward only rent review.

## Quoting Rent

£59,500 per annum exclusive of rates, service charge and VAT.

## Rates

The property is assessed for rating purposes as follows;

Rateable Value	£66,500
UBR 2019/20	50.4p
Rates Payable	£33,516 pa (2019/20)

These figures do not account for any transitional relief or payments that may apply and Interested Parties should make their own enquiries with the relevant rating authority.

## EPC

EPC Certificate available on request.

## Costs

Each Party to be responsible for their own legal and professional costs incurred in this transaction.

## Viewing

For further information, please contact:

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SUBJECT TO CONTRACT



### Disclaimer:

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