

OPPORTUNITY TO SECURE
LARGE AND PROMINENT
UNIT

KINGSTON UPON THAMES

146/152 CLARENCE STREET

Description

The premises occupy a highly prominent location on Clarence Street immediately adjoining **Travelodge** and close to **Uniqlo, Metro Bank, Specsavers, and ALDI**.

The property is to be redeveloped to deliver 56 residential units on upper floors and provides the rare opportunity to secure a prominent, large retail space on the ground floor.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are to be arranged over ground floor and basement levels and comprise the following approximate floor areas. Plans available on request.

Ground Floor	16,636 sq. ft. (1,545.6 sq. m)
Basement	8,728.8 sq. ft. (810.9 sq. m)
Total	25,364.8 sq. ft. (2,356.5 sq. m)

Lease

The premises are available on a full repairing and insuring lease for a term of 10 years + to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£450,000

per annum exclusive.

Service Charge

Full Service Charge Information to be provided on request.



Business Rates

The unit is to be reconfigured and as such rates will be reassessed.

All parties are advised to make their own enquires in this regard.

EPC

The unit is to be reconfigured and an EPC will be available after completion.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

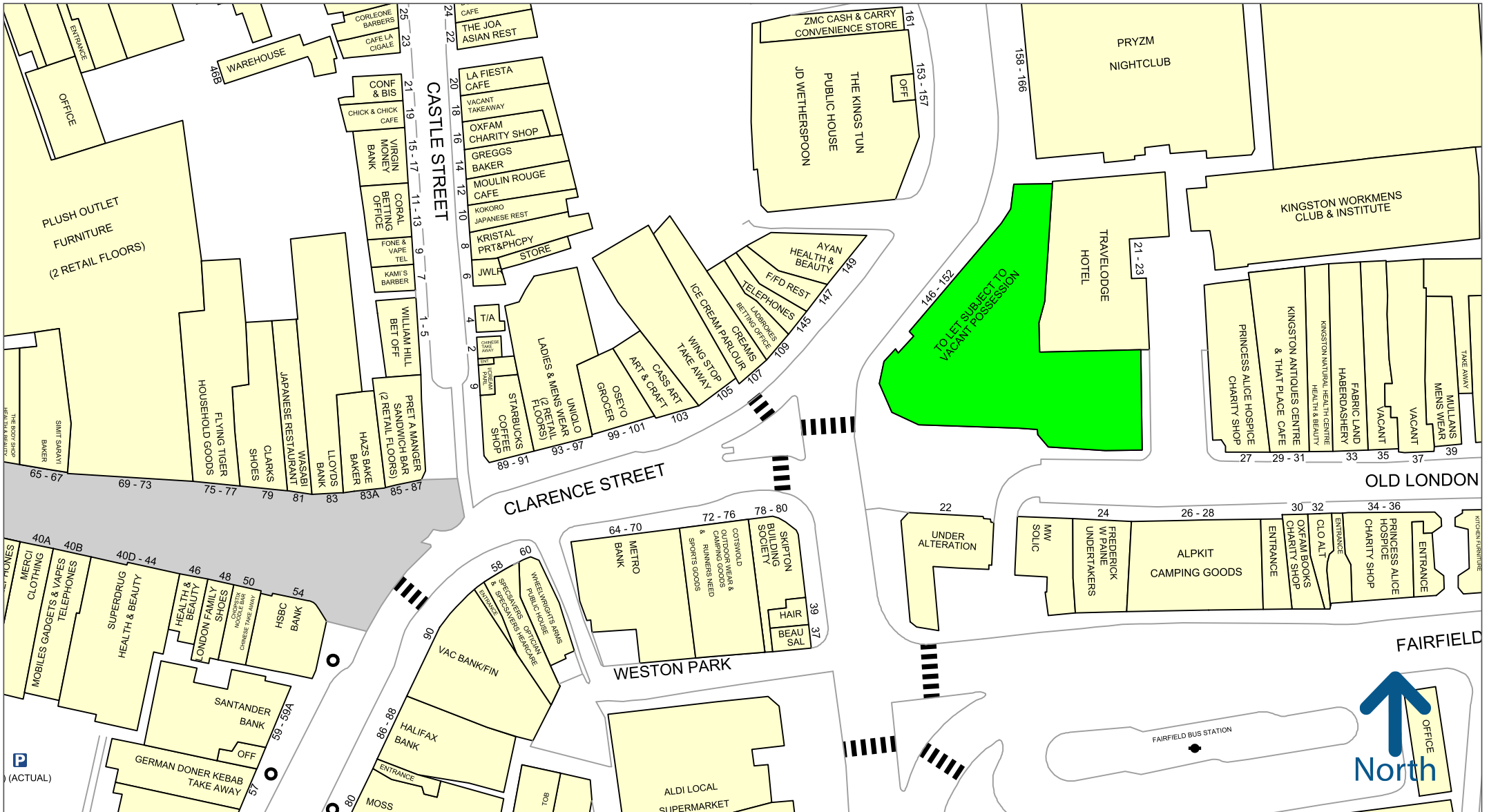
Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Nicole de Blaquiere **07789 478916**
nicole.deblaquiere@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 05/03/2024
Created By: Green and Partners
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