

PRIME CLASS E OPPORTUNITY KINGSTON UPON THAMES 57 CLARENCE STREET

SUBJECT TO VACANT POSSESSION

Description

The premises occupy a prime trading location on the north side of Clarence Street, in close proximity to The Bentall Centre. The unit is adjacent to **Franco Manco** and **Co-op**, with other nearby occupiers including **M&S**, **Mountain Warehouse**, **Flannels**, **Miniso**, **Holland & Barrett**, **Schuh**, and **Skechers**.

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

Accommodation

The premises are arranged over ground and second floors, comprising the following areas:

Ground Floor NIA	1,194 sq. ft.	(110.93 sq. m)
Second Floor NIA	875 sq. ft.	(81.29 sq. m)
Total NIA	2,069 sq. ft.	(192.2 sq. m)

Lease

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£145,000

per annum exclusive.

Service Charge

The service charge for the current financial year is £3,754 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£119,000
UBR (26/27)	0.43p

All parties are advised to make their own enquires to the relevant authority.

EPC

The property had an EPC rating of C 52. A full report is available upon request.

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:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Ben Sykes **07572 075103**
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Subject to Contract and Vacant Possession

