

PRIME CLASS E OPPORTUNITY KINGSTON UPON THAMES

8A CHURCH STREET

REDUCED QUOTING RENT

Description

The property is located in the prime pedestrianised section of Church Street which serves as a link between Clarence Street and Market Place. The premises are situated adjacent to **Hobbs** and **Hotel Chocolat** with other nearby occupiers including **Whistles**, **Pret**, **Scribbler**, **Rituals**, **Space NK** and **L'Occitane**.

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

Accommodation

The premises are arranged over ground, basement and first floors, comprising the following approximate floor areas:

Ground Floor Sales	390 sq. ft.	(36.3 sq. m)
Basement Ancillary	206 sq. ft.	(19.1 sq. m)

Lease

The premises are available on a new lease to be drawn inside the Landlord & Tenant Act 1954 for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£50,000

per annum exclusive.



Business Rates

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

Rateable Value	£70,000
UBR (20/21)	0.512p

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

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

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

Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Mike Willoughby 020 7659 4827
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Subject to Contract



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