

SHOP TO LET KINGSTON UPON THAMES 99/101 CLARENCE STREET

**SUBJECT TO VACANT POSSESSION,
STAFF UNAWARE**



Description

The premises occupy a busy location on Clarence Street adjacent to **Uniqlo** and **Cass Art London**. Other retailers located in the immediate vicinity include **Starbucks**, **Pret**, **Superdrug**, **Clarks** and **Pizza Hut**.

Please see attached street traders plan highlighting the units location.

Accommodation

The premises are arranged over ground floor only and comprise the following approximate floor areas:

Ground Floor 1,895 sq. ft. (176.05 sq. m)

Lease

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

Rent

Upon application.

Service Charge

The current service charge for the financial year is £2,579.70.

Business Rates

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

Rateable Value	£127,000
UBR (20/21)	0.512p

All parties are to advised to make their own enquires to the

EPC

The property has an EPC rating of B 41. A full report is available upon request.

Legal Costs

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

Availability

The premises are available on a new lease basis, subject to vacant possession.

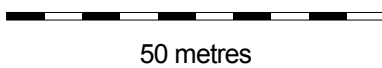
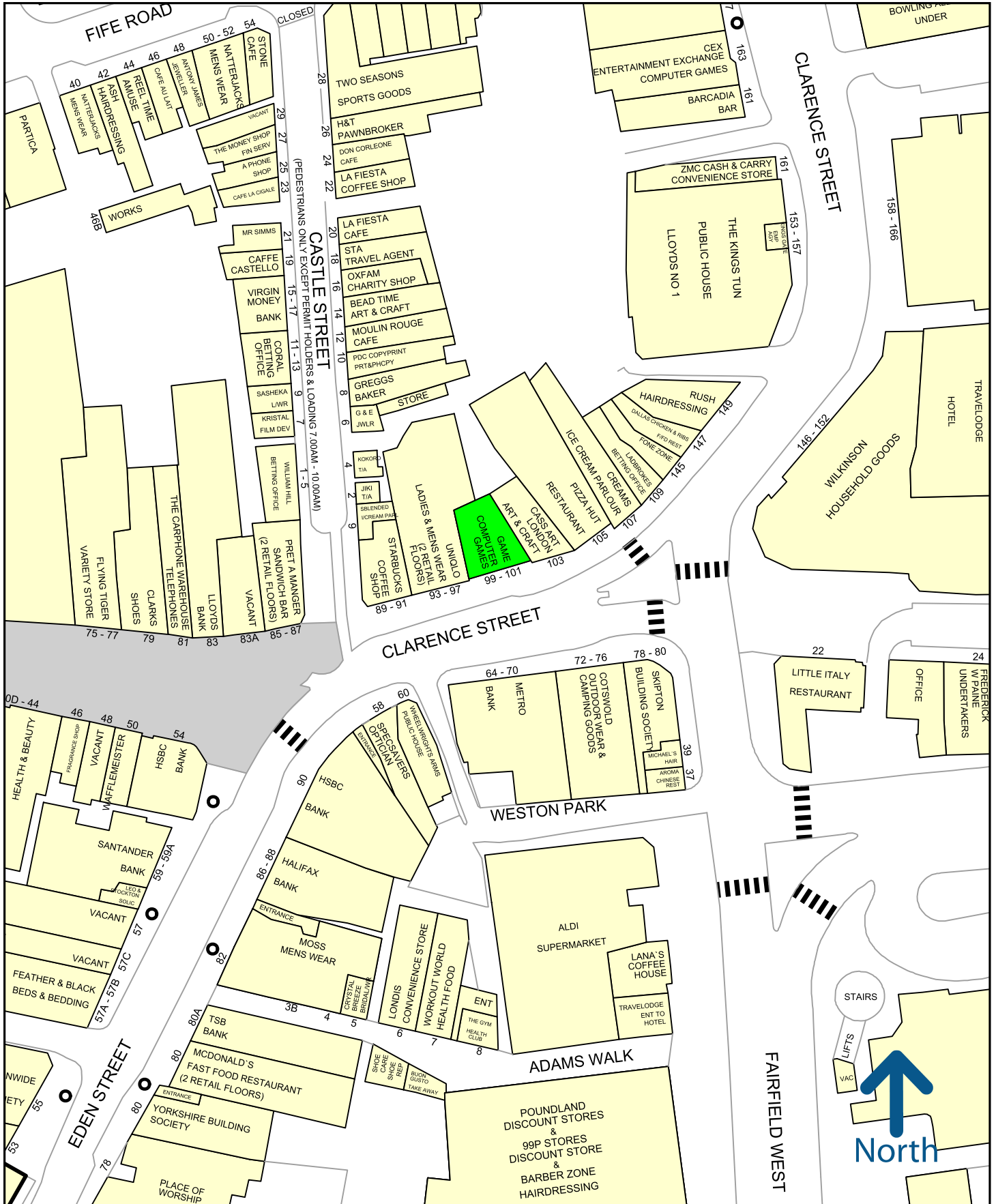
Viewing

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

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Subject to Contract



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