

PRIME SHOP TO LET KINGSTON UPON THAMES 55 CLARENCE STREET



Description

The premises occupy a prominent corner position in a prime trading location on Clarence Street. The unit is adjacent to **Three** on Clarence Street and **Montezuma** on Fife Road. Other retailers located in the immediate vicinity include **Schuh, Holland & Barrett, M&S, TopShop** and **Tessuti**.

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

Accommodation

The premises are arranged over ground and first floors providing the following approximate areas:

Ground Floor Sales 1,284 sq. ft. (119.29 sq. m)

First Floor Ancillary 2,050 sq. ft. (190.45 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.

Business Rates

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

Rateable Value	£255,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of C 64. A full report is available upon request.

Legal Costs

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

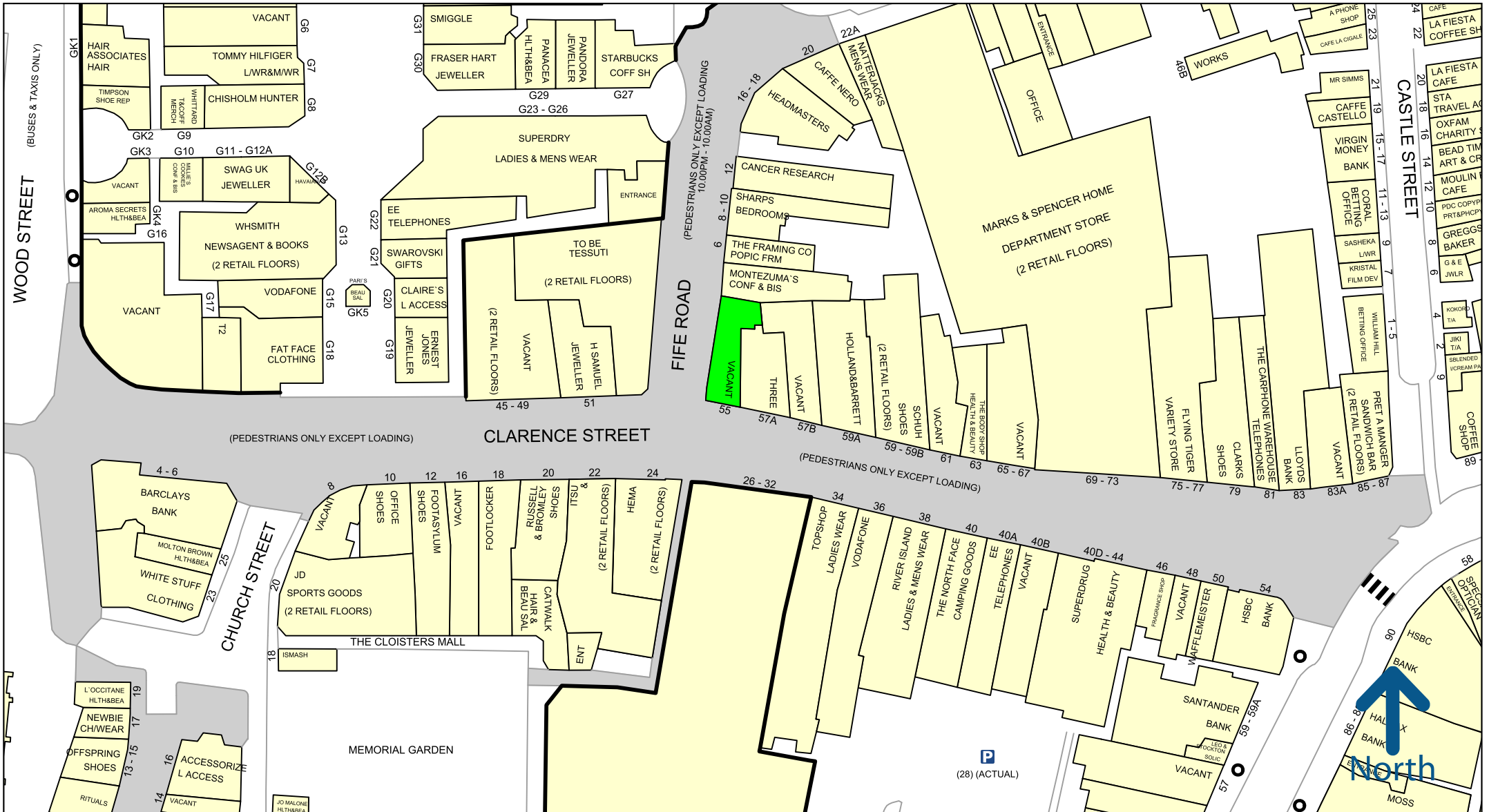
Viewing

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

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

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

Subject to Contract



50 metres

Experian Goad Plan Created: 22/07/2020
Created By: Green and Partners



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