

PRIME CLASS E OPPORTUNITY KINGSTON UPON THAMES 2 CHURCH STREET



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 adjacent to **Crew Clothing** and **Space NK**. Other nearby occupiers include **Tag Heuer**, **Pret**, **Scribbler**, **Rituals**, **Hotel Chocolat** and **Hobbs**.

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

Accommodation

The premises are arranged over ground floor only, providing the following approximate floor areas:

Ground Floor Sales	1,061 sq. ft.	(98.57 sq. m)
Ground Floor Ancillary	194 sq. ft.	(18.02 sq. m)
Gross Frontage	24 ft 9 ins	(7.59 m)
Net Frontage	20 ft 9 ins	(6.37 m)
Shop Depth	51 ft 10 ins	(15.57 m)

Lease

The premises are available subject to vacant possession on a new lease for a term of years to be agreed to be drawn inside the Landlord & Tenant Act 1954.

Rent

£95,000

per annum exclusive.

Business Rates

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

Rateable Value	£157,000
UBR (20/21)	0.512p

All parties are to 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

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

Harry Jeffery 020 7659 4837
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Mike Willoughby 020 7659 4827
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Subject to Contract

