

PRIME CLASS E OPPORTUNITY KINGSTON 50 CLARENCE STREET



Description

Kingston Upon Thames is a leading affluent commuter town and retail centre in south west London. Prime trading location close to junction with Eden Street. Further ongoing investment with British Land redevelopment of Eden Walk Shopping Centre. Nearby retailers include **HSBC** adjacent, as well as **Superdrug**, **Tiger**, **North Face** and **Pret A Manger**. Under Class E the property could be used for grab and go food, café, retail or financial uses.

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

Accommodation

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

Ground Floor	636 sq. ft.	(59.09 sq. m)
Basement	426 sq. ft.	(39.60 sq. m)

Lease

New Lease available for a term to be agreed.

Rent

£67,500

per annum exclusive.

Business Rates

The rateable value will be reassessed for the ground floor only.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

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

Viewing

Strictly via appointment through joint agents, **Green & Partners**, contacting:

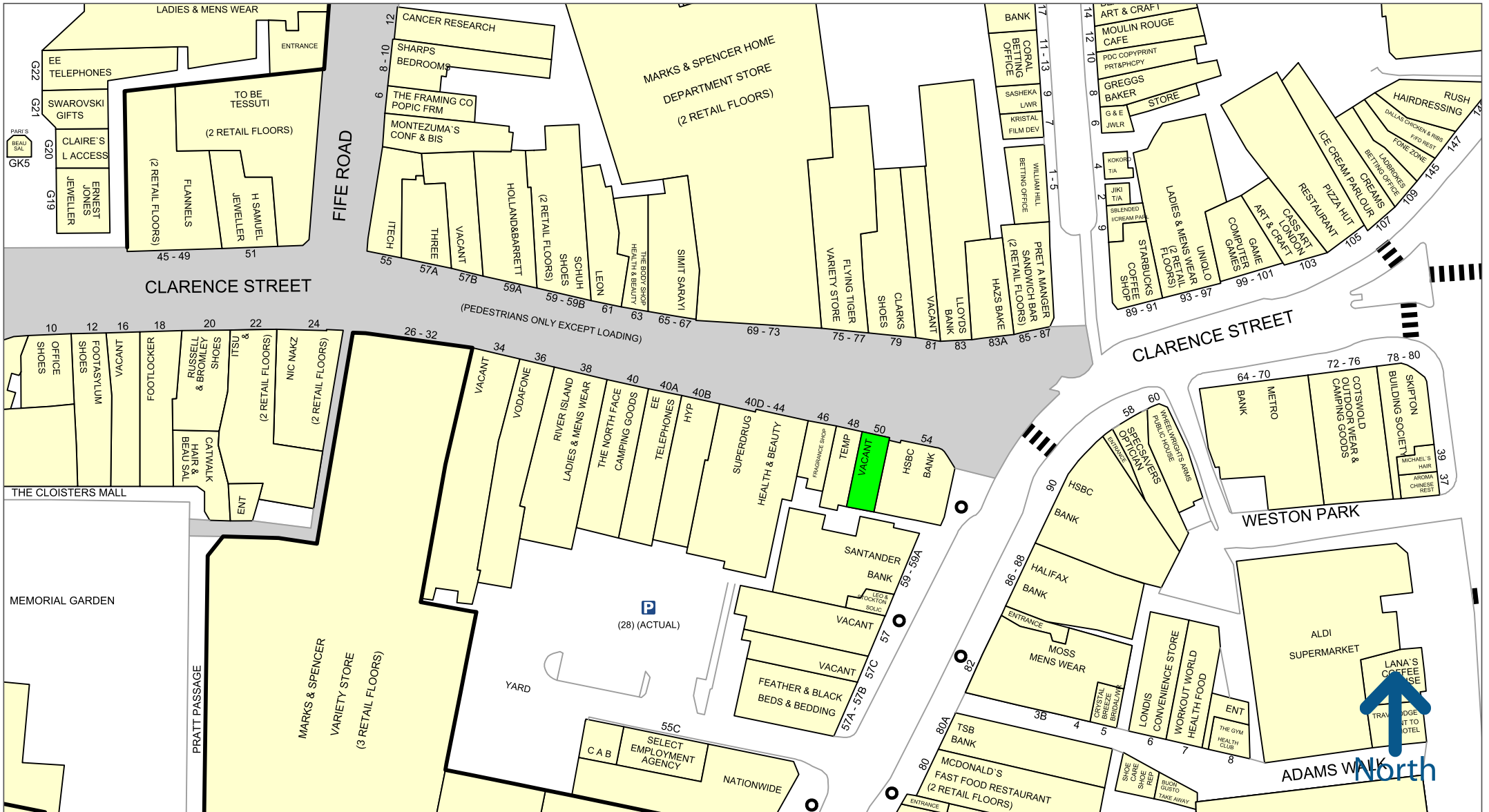
Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

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

Or, Brasier Freeth, contacting:

Damian Sumner 020 3828 8542
damian.sumner@brasierfreeth.com

Subject to Contract



Experian Goad Plan Created: 18/10/2021
Created By: Green and Partners

50 metres

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