

TO LET

381.23 SQ. M (4102 SQ. FT) APPROX.

7-9 THAMES STREET, KINGSTON UPON THAMES, KT1 1PH

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204 Teddington
020 8547 0850 Kingston

- CHARACTER BUILDING WITH STRIKING FAÇADE
- FULLY REFURBISHED BUILDING
- GOODS LIFT TO ALL FLOORS (max load 1000 kg)
- NEW SHOP FRONT
- SPECTACULAR STAIRCASE TO FIRST FLOOR SALES AREA

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

7-9 THAMES STREET, KINGSTON UPON THAMES

LOCATION

Located in a prime position at the southern end of Thames Street fronting Kingston's historic Market Place. Nearby occupiers include The White Company, Sostrene Grene, Go Outdoors, Between the Lines, Anthropologie, Lakeland and Reiss. Larger retailers such as John Lewis, The Bentall Centre and Marks and Spencer are in close proximity.

DESCRIPTION

An attractive double fronted period property (not Listed) arranged over three floors comprising sales space at ground and first floor levels, and ancillary space on the second floor.

ACCOMMODATION

FLOOR	SQ. M	SQ. FT
Ground (Sales)	130.39	1,403
1st Floor (Sales)	107.99	1,162
1st Floor (Ancillary)	26.58	286
2nd Floor (Ancillary)	116.25	1,251
Total	381.00	4,102

TENURE

The unit is available by way of assignment of a full repairing and insuring lease for 10 years from 15 Oct 2021 subject to rent review and tenant only option to break on 15 Oct 2026.

RENT

£80,000 per annum
VAT is applicable

PREMIUM

Upon application

BUSINESS RATES

2023-25 Rateable Value: £69,000

For confirmation of rates payable, please contact the business rates department of the Royal Borough of Kingston upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: B40

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

Crispin d'Albertanson
Sneller Commercial
020 8547 0850
crispin@snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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