

# TO LET

78.2 SQ. M (842 SQ. FT)

9 APPLE MARKET, KINGSTON UPON THAMES KT1 1JE

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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020 8977 2204

- RETAIL UNIT WITH CORNER RETURN IN PRIME TRADING LOCATION
- SURROUNDED BY CAFES WITH OUTDOOR SEATING
- FIRST FLOOR STORAGE
- NEW LEASE AVAILABLE

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

## LOCATION

The property is located in an excellent trading location in Apple Market in the heart of Kingston upon Thames town centre.

Surrounding operators include coffee shops and O'Neils public house which all benefit from a large outside seating area.

The Bentall Centre, John Lewis and Eden Walk shopping centre are all in close proximity.

## DESCRIPTION

The property comprises a ground floor retail unit with corner return.

There is access to the first floor which provides a WC and storage space with restricted head height.

## ACCOMMODATION

The property has the following approximate net internal floor areas:-

|              | SQ. M       | SQ. FT     |
|--------------|-------------|------------|
| Ground Floor | 44.4        | 478        |
| First Floor  | 33.8        | 364        |
| <b>TOTAL</b> | <b>78.2</b> | <b>842</b> |

## BUSINESS RATES

2023 Rateable Value: £27,250

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

## ENERGY PERFORMANCE RATING

Energy Rating: B30

A copy of the certificate is available upon request.

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£38,000 per annum exclusive.

## VIEWING

Strictly by appointment through Sole Agents.

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**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.