

# TO LET

152.2 SQ. M (1638 SQ. FT) APPROX.

**14 - 16 EDEN STREET, KINGSTON UPON THAMES KT1 1BB**

## SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

**[www.snellers.com](http://www.snellers.com)**

- **PROMINENT DOUBLE FRONTED PREMISES**
- **FRONTAGE APPROX. 12 M**
- **OPPOSITE BUSY CAFÉ LOCATION**
- **NEW LEASE AVAILABLE**

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.

# 14 -16 EDEN STREET, KINGSTON UPON THAMES

## LOCATION

The property is located on the south side of Eden Street immediately opposite the Apple Market in the heart of the affluent town centre of Kingston upon Thames.

Kingston has one of the biggest retail centres in the UK receiving approximately 18 million visitors a year. It is also home to Kingston University.

Eden Street and Apple Market provide a mix of independent traders and national multiples including Jacks of London, Hidden Hearing, Primark, Habitat and O'Neills public house. There is also a variety of cafes benefitting from the pedestrianised Apple Market outside seating area.

## DESCRIPTION

The property comprises the ground floor of a mid terrace 3 storey building.

The property currently operates as a furniture showroom and benefits from an open plan trading area with glass frontage, suspended ceiling, AC units (not tested). laminate flooring and two WC's, one providing disabled access. There is rear access to a service road and there is an on street loading bay to the front.

## ACCOMMODATION

The property has an approximate net internal floor area of :  
152.2 sq. m (1638 sq. ft)

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£60,000 per annum

## BUSINESS RATES

2023 Rateable Value: £57,000

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

## ENERGY PERFORMANCE RATING

Energy Rating: B31 - A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

## Sharon Bastion

Sneller Commercial

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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.

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

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