

UNIT 7 THE GRIFFIN CENTRE

KINGSTON UPON THAMES

KT1 1JT



SNELLER
COMMERCIAL
CHARTERED SURVEYORS

TO LET

311.5 SQ. M (3352 SQ. FT) APPROX

UNIT 7

THE GRIFFIN CENTRE

KINGSTON UPON THAMES

GRADE II LISTED BUILDING IN THE GRIFFIN CENTRE

DIRECT ACCESS TO CHARTER QUAY AND THE THAMES RIVERSIDE PROMENADE

FITTED BAR PREMISES WITH FORMER COOKING EXTRACTION ROUTE IN PLACE

SUITABLE FOR CLASS E USE

ALCOHOL LICENCE TO BE TRANSFERRED



DESCRIPTION

Unit 7 comprises the former Griffin Inn Assembly Rooms which have been converted into a high end bar premises arranged over ground and first floors with a first floor dining room.

The kitchens are situated at first floor level benefitting from a food elevator. There is also an outside courtyard seating area overlooking the Hogsmill River.

Other traders within the Griffin Centre and close by include Mimosa coffee shop, Poor Boys restaurant and The Rose Theatre.

Floor Plans: Available on request.



Unit 7 The Griffin Centre

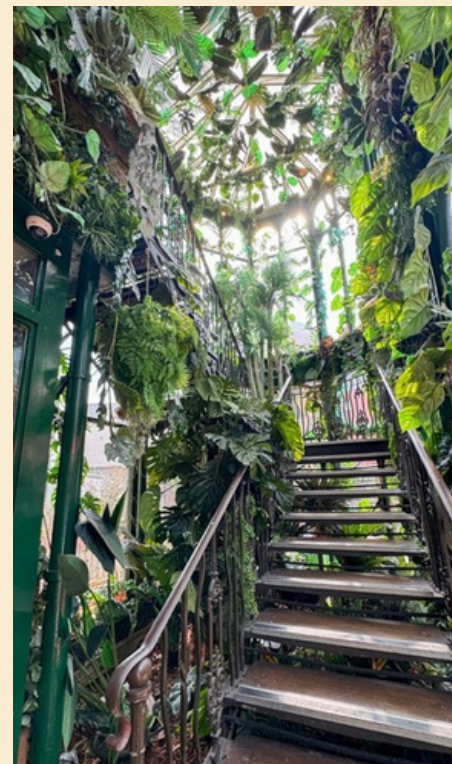
ACCOMMODATION

FLOOR	SQ. M	SQ. FT
GROUND FLOOR RESTAURANT	94.24	1,014
RESTAURANT	125.28	1,348
FIRST FLOOR MEZZANINE	40.71	438
KITCHEN	51.3	552
TOTAL	311.53	3,352



AMENITIES

- 1 MINUTE WALK FROM KINGSTON ROSE THEATRE
- AIR CONDITIONING
- FIRST FLOOR KITCHEN
- FOOD ELEVATOR
- OUTSIDE COURTYARD SEATING AREA
- RIVERSIDE SETTING
- UNIQUE, ORNATE 1ST FLOOR DINING ROOM

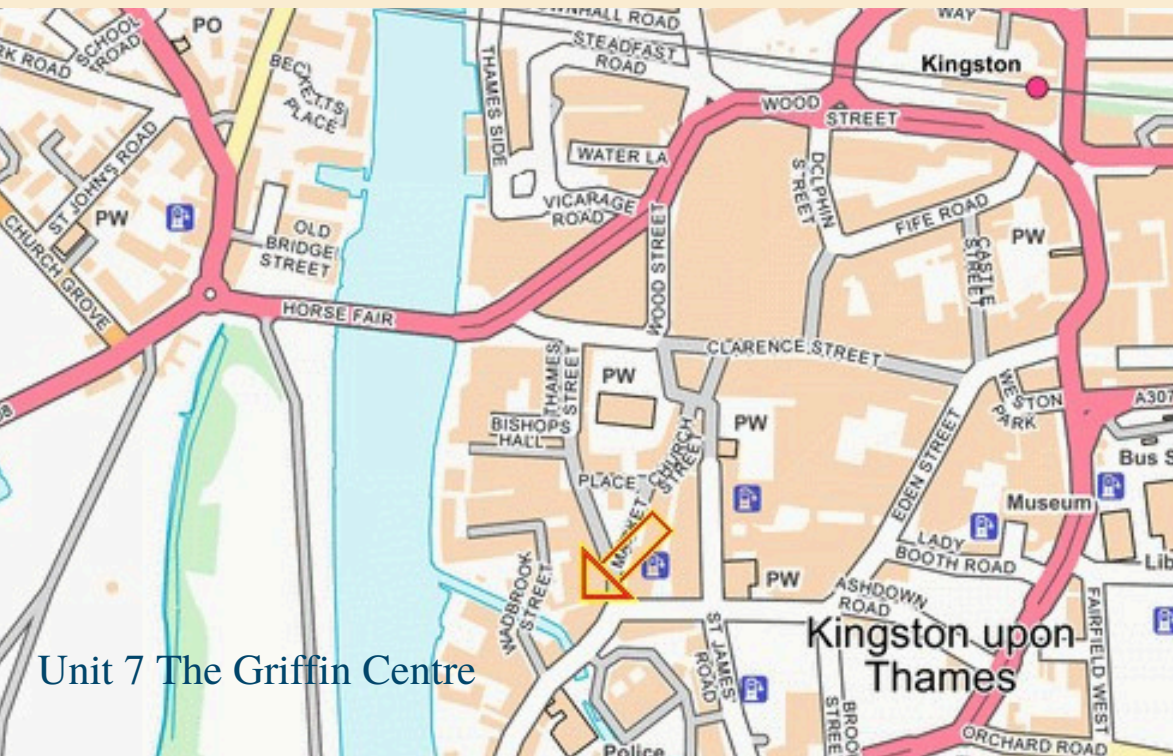


Unit 7 The Griffin Centre

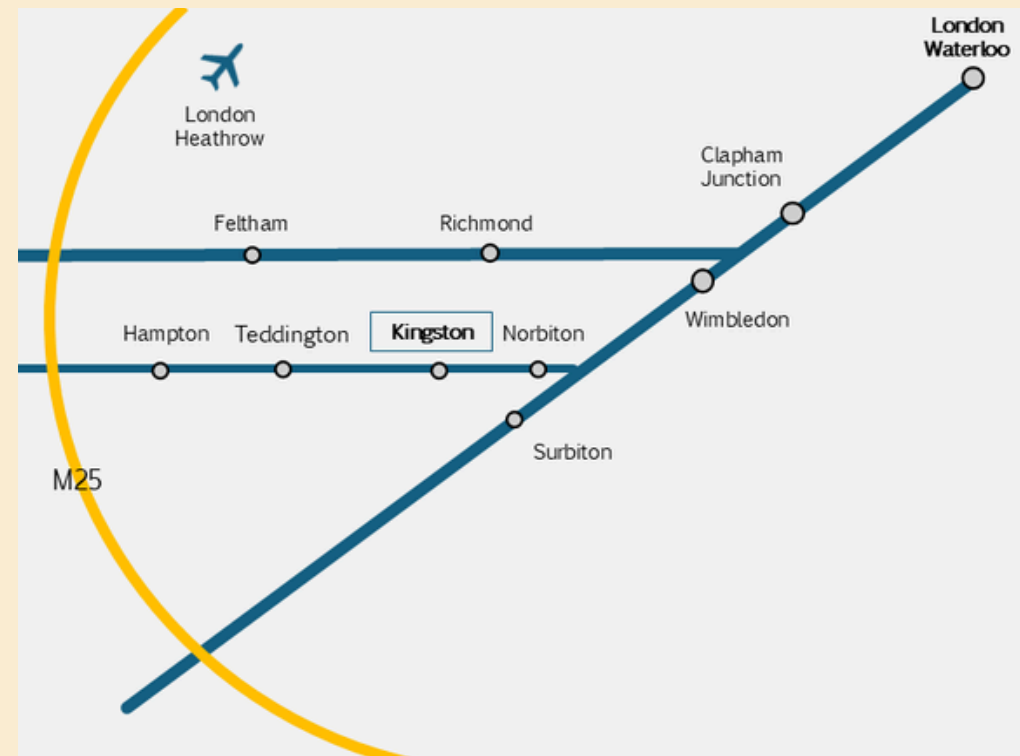
LOCATION AND SITUATION

The Griffin Centre is a Grade II listed building which was historically used as a coaching inn and has been transformed into a shopping arcade situated directly off Kingston's ancient market square making it the third largest shopping centre in greater London with an estimated 1.4million sq ft of retail space.

The Griffin Centre faces the junction of the High Street and Eden Street with pedestrian access leading to Charter Quay and the Thames riverside walk.



Unit 7 The Griffin Centre



FINANCIALS

QUOTING RENT (P.A.)	£65,000
ESTIMATED RATES PAYABLE (P.A.)	£20,210
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£85,210



LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

Unit 7 The Griffin Centre



LICENCING INFORMATION

TBC

EPC

63 C. A copy of the certificate is available upon request

VAT

The building is elected for VAT

AML CHECKS

Anti-money laundering regulation: it is now standard procedure to undertake personal and company 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.

CONTACT US



Scott Helyer

scott@snellers.com

07305 320 717

Sharon Bastion

scott@snellers.com

07305 320 717



ROBERT IRVING BURNS

Jim Clarke

02079270631

jim@rib.co.uk

Ben Kushner

02079270637

ben.k@rib.co.uk

Matthew Mullan

02079270622

matthewm@rib.co.uk

Thomas D'arcy

02079270648

thomas@rib.co.uk