

UNIT 4 THE GRIFFIN ARCADE

KINGSTON UPON THAMES KT1 1JT

GROUND AND FIRST FLOOR - TO LET
157.9 SQ. M (1700 SQ. FT) APPROX.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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SUMMARY

FORMER RESTAURANT PREMISES IN A
PROMINENT LOCATION FRONTING THE
MARKET PLACE IN KINGSTON UPON
THAMES

CORNER RETURN WITH DIRECT ACCESS TO
CHARTER QUAY AND THE THAMES RIVERSIDE
PROMENADE

COOKING EXTRACTION IN PLACE

FITTED COLD STORE

AIR CONDITIONING (not tested)

SUITABLE FOR CLASS E USE



LOCATION AND SITUATION

The Griffin Arcade 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 which is the third largest shopping centre in greater London with an estimated 1.4million sq ft of retail space.

The Griffin Arcade faces the junction of the High Street and Eden Street with pedestrian access leading to Charter Quay and the Thames riverside walk and nearby operators include restaurants Megan's and Poor Boys as well as retailers Next and Sports Direct.



Unit 7 The Griffin Centre



DESCRIPTION

Unit 4 comprises a former restaurant premises with corner return fronting both The Market Place and The Griffin Arcade. The ground floor benefits from a fully tiled floor and disabled WC facilities.

The kitchen area is currently situated at first floor level benefitting from cooking extraction, WC and a fitted cold store.

ACCOMMODATION

Gross Frontage (Market Place) : 4.88 m (16 ft)

Return window frontage (Griffin Arcade) : 17.5 m (57 ft)

Approximate net internal floor areas:-

	SQ. M	SQ. FT
Ground Floor	83.6	900
First Floor	74.3	800
TOTAL	157.9	1700



FINANCIALS

QUOTING RENT (P.A.)	£50,000
RATEABLE VALUE	£31,500
ESTIMATED RATES PAYABLE (P.A.)	£12,348
SERVICE CHARGE	TBC

Please make your own enquiries with the Royal Borough of Kingston upon Thames to confirm business rates payable.

The rent is subject to VAT.

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.

EPC

Energy Performance Rating: D77

A copy of the certificate is available upon request





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