

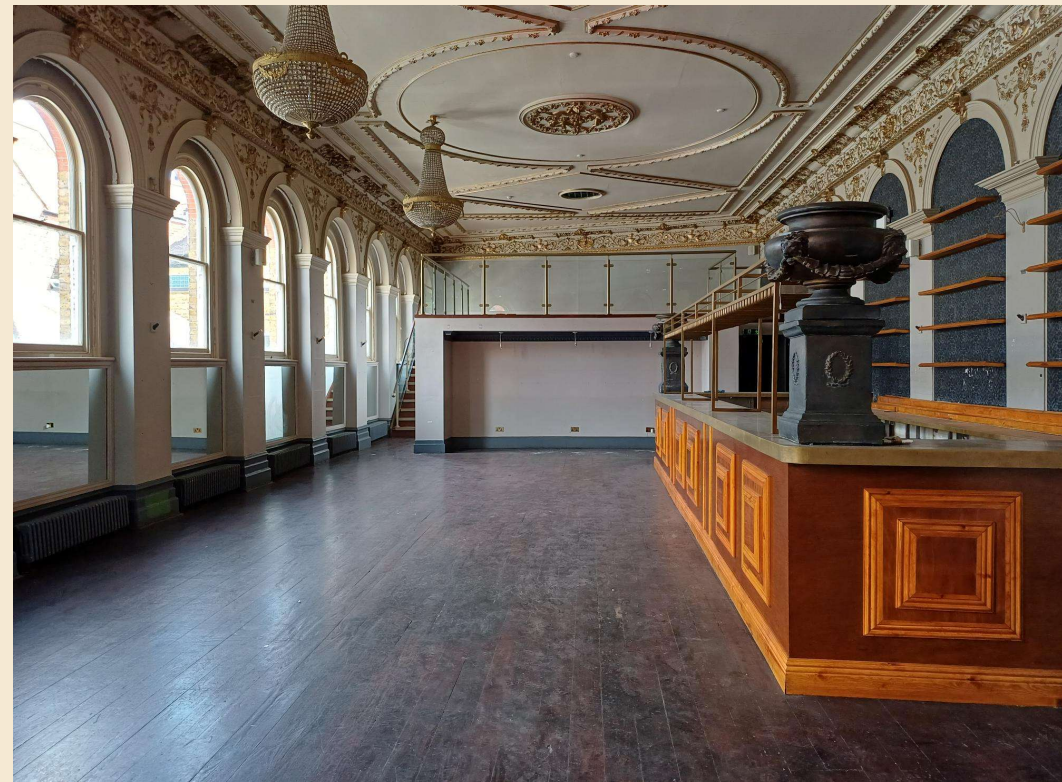
Unit 7 The Griffin Arcade,
Kingston upon Thames,
KT1 1JT

TO LET

286.4 SQ. M (3,083 SQ. FT) APPROX. (MAY SPLIT)

SUMMARY

- Grade II listed building in the Griffin Arcade, with a total approximate floor area of 286.4 sq. m (3083 sq. ft).
- Direct access to charter quay and the Thames riverside promenade.
- Former ground floor bar premises with access to a further bar/dining room on the first floor. First floor kitchen with cooking extraction route in place.
- Consideration will be given to a leasing of the ground or first floor only with further details upon request.
- Suitable for class E use.
- Alcohol licence to be transferred.



LOCATION & 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 making it the third largest shopping centre in greater London with an estimated 1.4 million 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.



DESCRIPTION

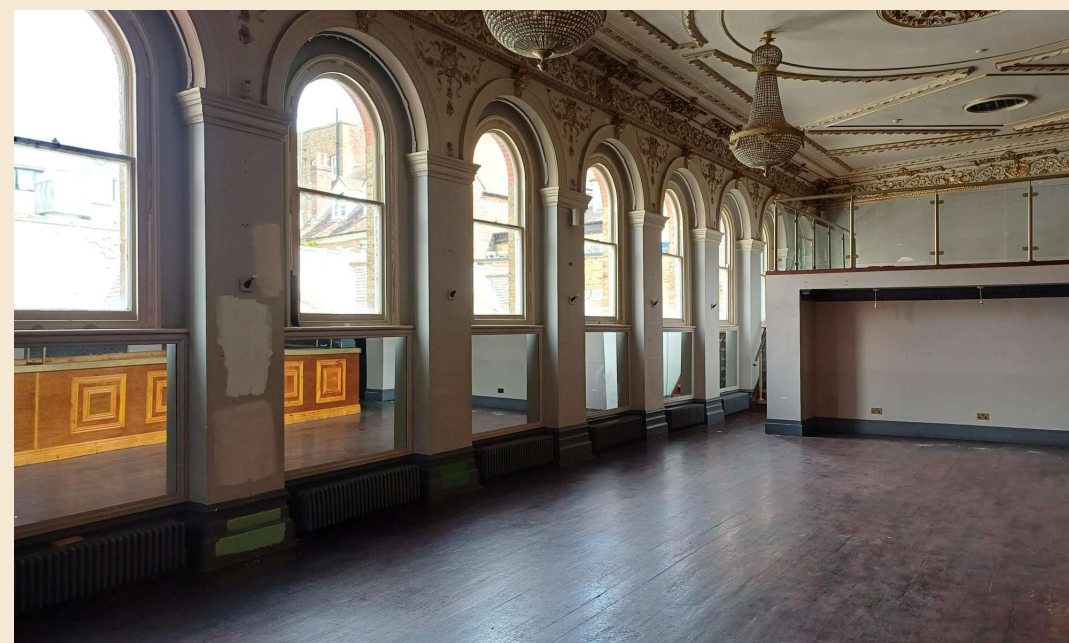
Unit 7 comprises the former Griffin Inn Assembly Rooms which have been converted into a high-end bar premises arranged over ground and first floors with a first-floor dining room.

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 Arcade and close by include Mimosa coffee shop, Poor Boys restaurant and The Rose Theatre.

ACCOMMODATION

FLOOR	SQ. M NIA	SQ. FT NIA
Ground Floor Restaurant	92.1	991
First Floor Restaurant & Kitchen	154.0	1,658
First Floor Mezzanine	40.3	434
TOTAL	286.4	3,083



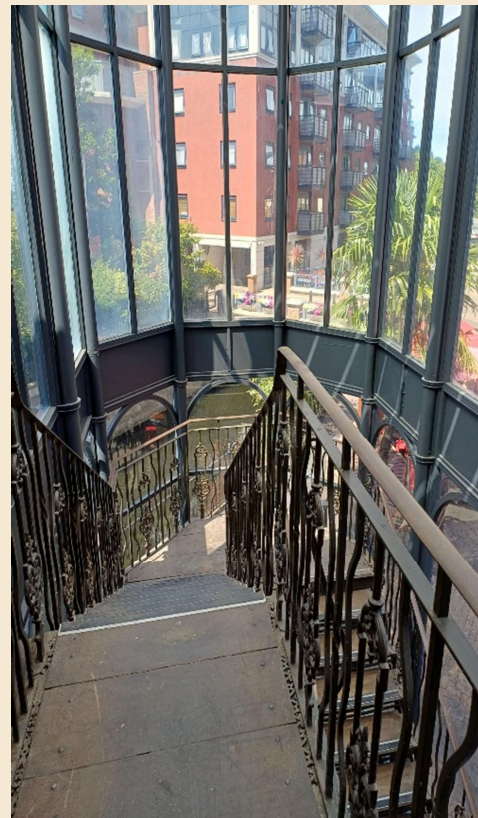
AMENITIES

- 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

EPC

Energy Rating: 63C.

A copy of the certificate is available upon request.





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.

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 the Landlord and Tenant and any other entity that has a relationship with the property.

FINANCIALS

Quoting Rent (per annum)	£65,000
Rateable Value	£42,750
Estimated Rates Payable	£16,758
Service Charge	TBC

The building is elected for VAT

CONTACT US



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