

The image shows the interior of a large, ornate room, likely a historic building. On the left, there is a long wooden counter with a light-colored top and a base featuring square paneling. Above the counter, there are several empty wooden shelves. The walls are decorated with arched alcoves and intricate moldings. A large, ornate chandelier hangs from the ceiling. In the background, there is a doorway with a decorative pediment and a large arched window. The floor is made of dark wood.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

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

TO LET
194.3 SQ. M (2,092 SQ. FT) APPROX.

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.



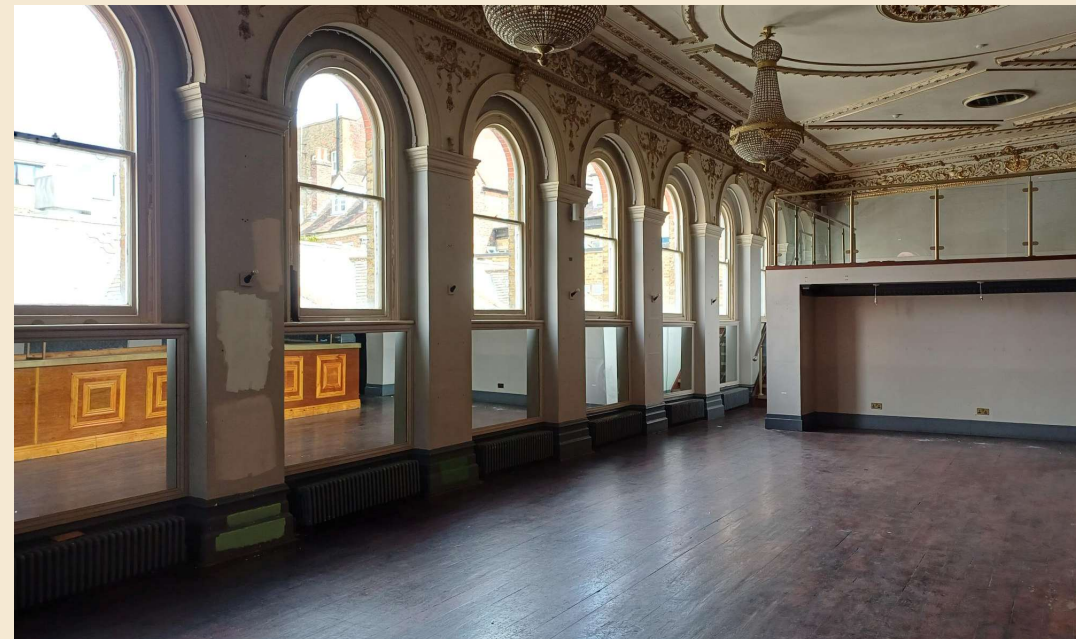
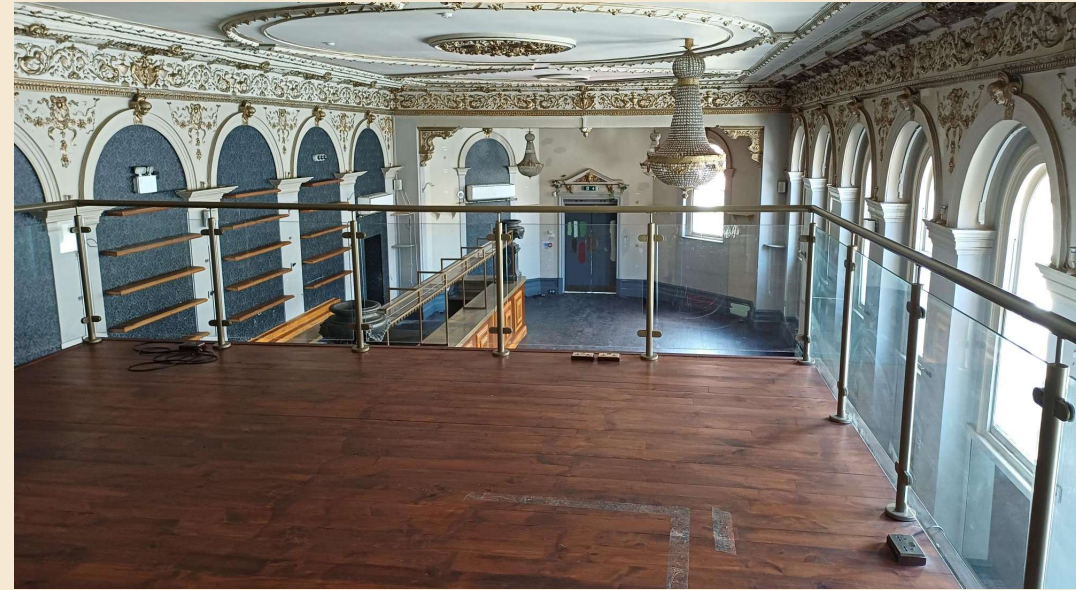
DESCRIPTION

Unit 7 comprises the former Griffin Inn Assembly Rooms which have been converted into a high-end bar premises on the first floor and accessed via ground floor stepped access. The kitchen area is situated at first floor level and there is a mezzanine floor.

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

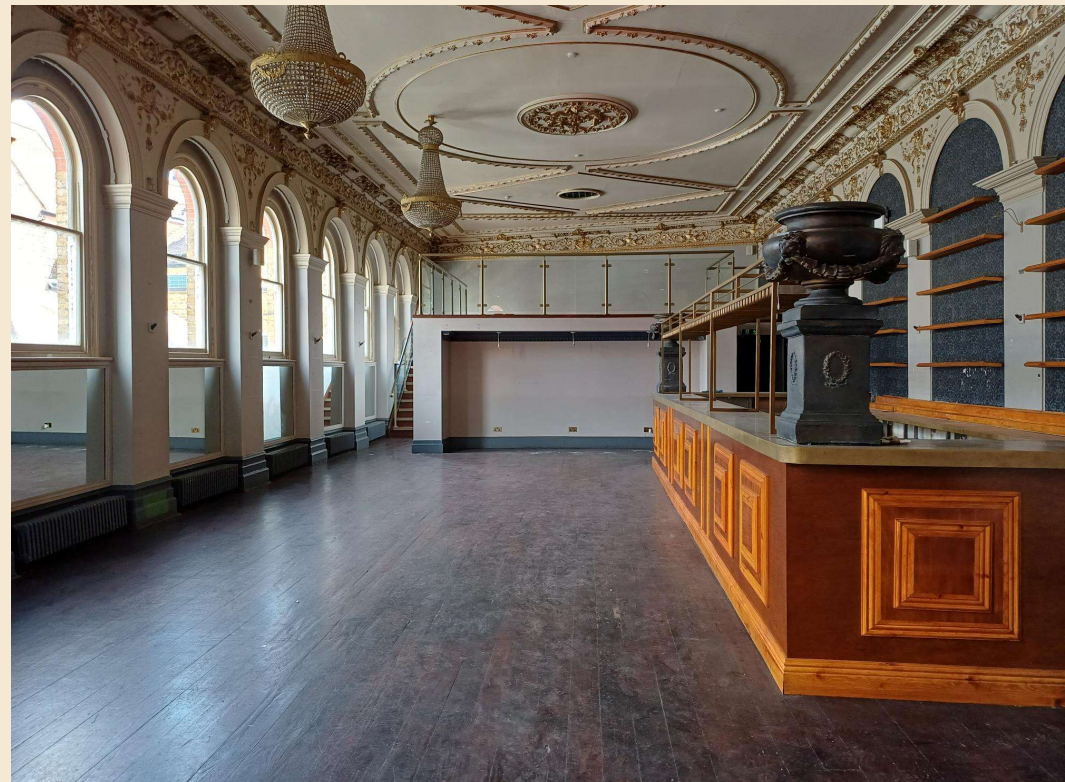
ACCOMMODATION

FLOOR	SQ. M NIA	SQ. FT NIA
First Floor Restaurant & Kitchen	154.0	1,658
First Floor Mezzanine	40.3	434
TOTAL	194.3	2092



SUMMARY

- Grade II listed building in the Griffin Arcade, with a total approximate floor area of 194.4 sq. m (2092 sq. ft).
- Direct access to charter quay and the Thames riverside promenade.
- Ground floor access leading to a first floor ornate bar/dining room with additional mezzanine level. There is a kitchen with cold store and cooking extraction route in place.
- Suitable for class E use.
- Alcohol licence to be transferred.
- Available on a new lease – no premium



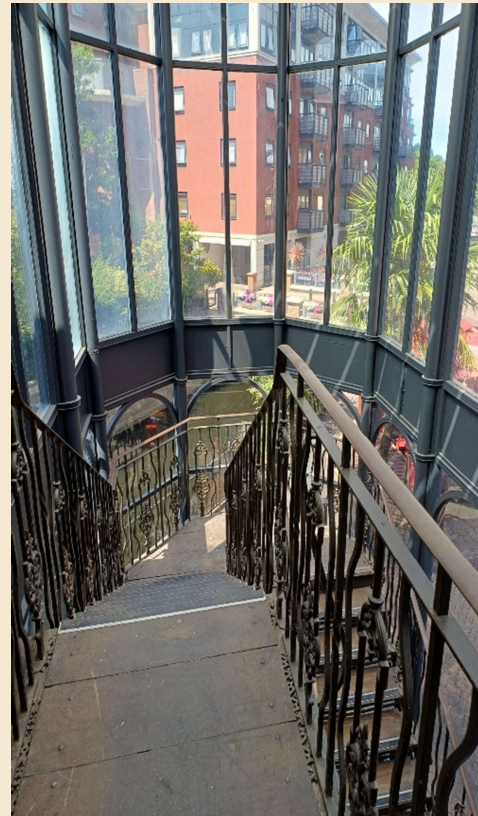
AMENITIES

- 1 minute walk from Kingston Rose Theatre
- Air conditioning
- Kitchen with cold store
- Riverside setting
- Unique, ornate 1st floor bar/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)	£40,000
Business Rates	To be assessed
Service Charge	TBC

The building is elected for VAT

CONTACT US



Sharon Bastion
sharon@snellers.com

Sneller Commercial
020 8977 2204



ROBERT IRVING BURNS

Henry Bacon
henry@rib.co.uk

Robert Irving Burns
T: 020 7637 0821
M: 07780 472 942

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable