

TO LET



Shop

**Approximately 331 Sq Ft
(30.75 Sq M)**

**Unit F Crown Arcade Kingston Upon Thames
KT1 1JB**



KINGSTON OFFICE

Warwick Lodge
75-77 Old London Road
Kingston
KT2 6ND



AGENT

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KEY SUMMARY

- Lease Assignment
- Rent: £20,500
- Lease to expire on 8th December 2023
- Suitable for A1 or D1 Uses
- Nearby retailers include Next, Clas Ohlson and Jack Wills

Unit F, Crown Arcade, Kingston Upon Thames, KT1 1JB

LOCATION

Crown Arcade is located in the centre of Kingston upon Thames between Union Street and Kingston's historic Market Place. Kingston upon Thames is a major regional retail centre in the outer south west suburbs of Greater London and benefits from national retailers such as John Lewis and Marks and Spencer.

Crown Arcade is a small shopping arcade in a secondary retail location within the town centre adjacent to the Eden Walk shopping centre. The arcade provides a pedestrian means of access in an east west direction between Eden Walk and the Apple Market and Market Place retail areas. The Market Place contains Kingston's historic Market House, a number of market trader stalls plus various retail units including Next, Clas Ohlson and Jack Wills.

DESCRIPTION

Unit F has a frontage to Crown Passage and the subject property comprises a ground floor retail area which has been partitioned to provide two consulting rooms a small kitchenette and a WC. Amenities include wooden floors, air conditioning and spot lighting. The unit has planning consent for use as a beauty clinic (sui generis).

ACCOMMODATION

The property comprises the following approximate net internal floor areas.

Description	Sq Ft	Sq M
Retail Area	331	30.75
TOTAL	331	30.75

RATES

The premises currently have a rateable value £19,500. We have calculated the rates payable for the year 2018/2019 at £9,360. This does not take into account any small business rate or reliefs that may apply. Interested parties should verify this information with the Royal Borough of Kingston upon Thames.

TERMS

The property is held on a 10 year full repairing and insuring lease for a term to expire on 8th December 2023 without further review. The lease includes security of tenure under ss24-28 Landlord and Tenant act and the premises can be used for any use within Class A1 or D1.

RENT

£20,500 per annum exclusive.

EPC

The EPC rating for this property is C - 62

LEGAL COSTS

Each party is to be responsible for their own legal and other costs.

VIEWING

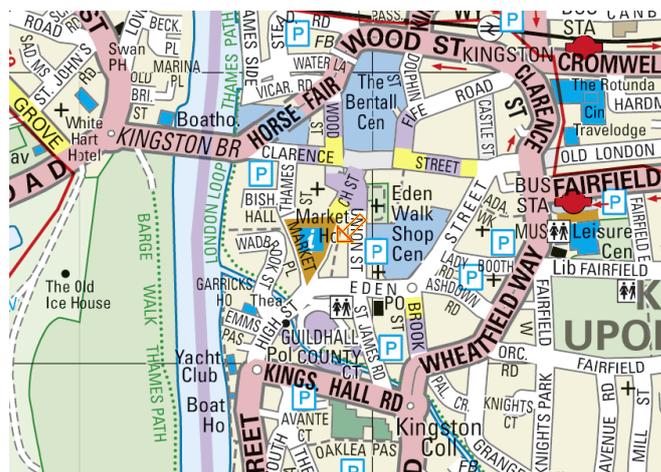
Strictly by appointment through sole agents.

For viewings or further information please contact:

Jack Orr

020 8546 0022

jacko@bonsors.com



Please note the following:

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.
3. Rates information is believed to be correct but interested parties should check with rating authority.

• Landlord & Tenant • Agency • Acquisitions • Professional

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