

MODERN TOWN CENTRE RETAIL PREMISES

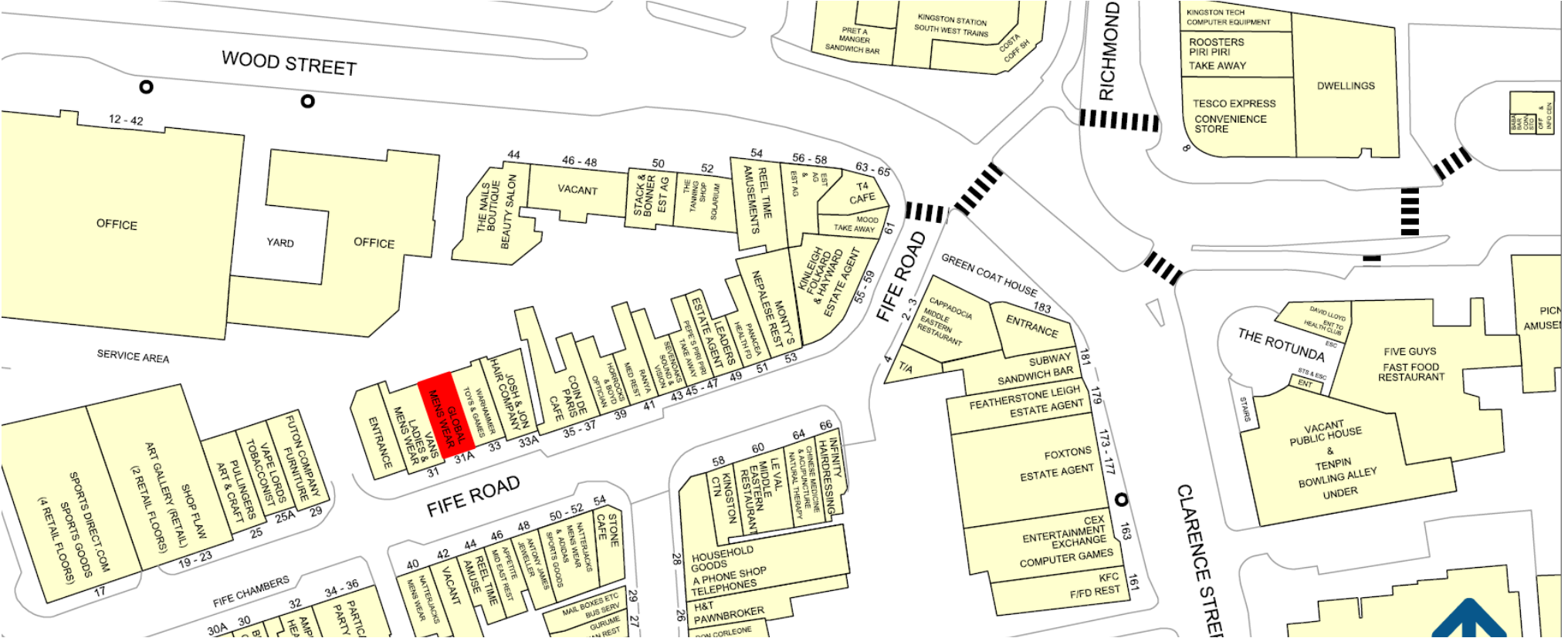
757 SQ FT (70.3 SQ M) APPROX

TO LET
NEW LEASE TERMS



- ◆ Prominent self-contained retail premises in Kingston town centre.
- ◆ Situated close to the Bentalls Centre.
- ◆ Potential wide range of uses under Class E use.
- ◆ 757 sq ft GIA approx.
- ◆ Mezzanine storage 269 sq ft approx.
- ◆ New full repairing & insuring lease for a term to be agreed.
- ◆ Rent - £42,000 per annum exclusive.

31a FIFE ROAD, KINGSTON UPON THAMES, SURREY KT1 1SF



LOCATION

The unit is prominently located in a busy thoroughfare close to Kingston mainline railway station and **The Bentalls Centre**. A wide range of retailers and restaurants are situated nearby including **Sports Direct, Franco Manca, Caffe Nero** and **Foxtons**.

For a map of this location go to www.bing.com/maps and enter KT1 1SF

DESCRIPTION

The premises comprise a self-contained ground floor retail unit with a mezzanine storage area. The layout is mainly open plan with a WC and kitchenette to the rear.

There is rear access to the premises via an adjoining driveway.

ACCOMMODATION (approximate floor areas)

Shop Width	18' 9"	5.72 m
Shop Depth	39' 9"	12.12 m
Ground Floor Retail Area	757 sq ft	70.3 sq m
Mezzanine Storage	269 sq ft	25 sq m

USE

The property falls within Class E of the use classes order so can be used for retail, office or medical use.



TENURE

The unit is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£42,000 per annum exclusive.

VAT

We are advised the premises are elected for VAT.

BUSINESS RATES

Rateable Value	£33,500
Rates Payable (2023/24)	£16,716.50

We strongly recommend you verify these figures with the Royal Borough of Kingston upon Thames.

EPC

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For viewings or for further information contact:

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