

NEW LEASE AVAILABLE

KINGSTON UPON THAMES, 2-4 Old London Road, KT2 6SN Rare Kingston Town Centre A1/A3 Retail/Leisure Opportunity



Location

The property occupies a prominent corner position at the junction of Old London Road and Fairfield West in the town centre of Kingston upon Thames. Forming an extension of Clarence Street, the property is extremely visible from both the town's prime retailing pitch and the main arterial road serving the town centre.

The area will directly benefit from forthcoming major developments in Kingston town centre, namely those on Eden Street with the addition of approximately 900 homes to include; British Land's extensive £400 million redevelopment of the existing 25,000 sq m Eden Walk Shopping Centre, Royal Exchange by St George, Gough House by Danehurst and Surrey House by Salmon Harvester.

The unit fronts the well-known "Out of Order" sculpture by David March resembling the fallen red telephone boxes. Nearby occupiers include **Wilko's**, **Cotswold Outdoors**, **Metro Bank** and **Uniqlo** as well as a number of A3 restaurant operators including **Pizza Hut** and **Creams Café**. An extension of Clarence Street links the property to The **Rotunda** Leisure Scheme which is home to the **Odeon Cinema**, **Five Guys**, **Pizza Express**, **Prezzo** and more. A street traders plan is attached.

Description

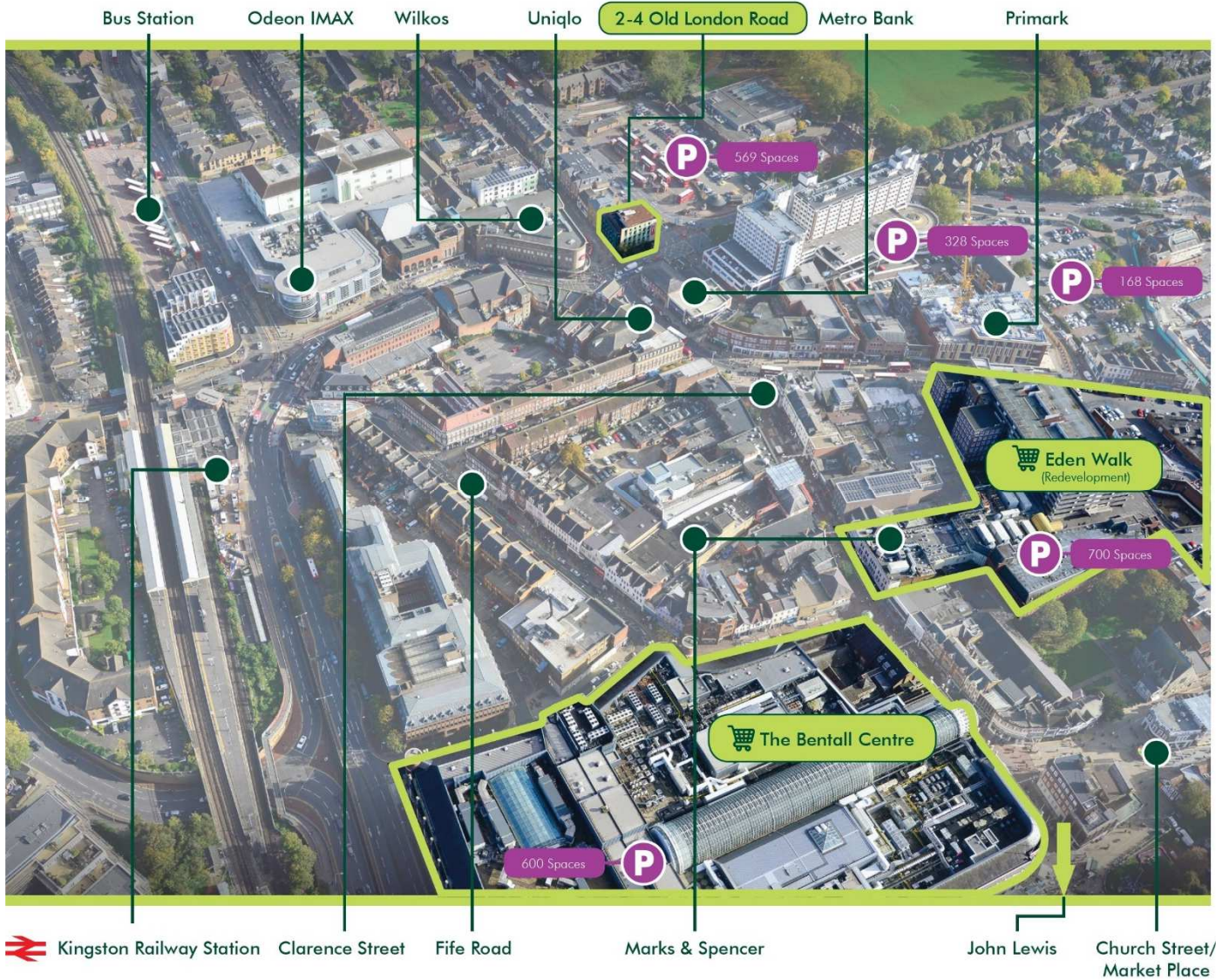
This new mixed-use development comprises private student residential of 58 studio apartments above a retail/restaurant unit arranged over ground and basement with the following approximate gross internal areas and dimensions:

Accommodation

Gross Frontage (Old London Road)	11.06 m	36 ft 3 ins
Return Frontage	19.35 m	63 ft 5 ins
Max Internal Depth	22.10 m	72 ft 6 ins
Ground Floor	211.1 sq m	2,272 sq ft
Basement	100 sq m	1,076 sq ft
Total	311.1 sq m	3,348 sq ft

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Planning

The unit benefits from Use Class A1, A2 and A3 under the Town & Country Planning (Use Classes) Order 1987.

Other uses may be considered, subject to planning.

Timing

Immediately available.

Handover Specification

The unit has been fitted out by the previous tenant, including shop front.

Shop fit plans available upon request.

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Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of 15 years subject to five yearly upwards only rent reviews.

Rent

Rent on application.

Rates

The property is still to be assessed. Interested parties are advised to make their own enquiries with the Local authority for verification purposes.

EPC

The property has been assessed to provide a rating of B-44.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

◀ 44 This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Viewing & Further Information

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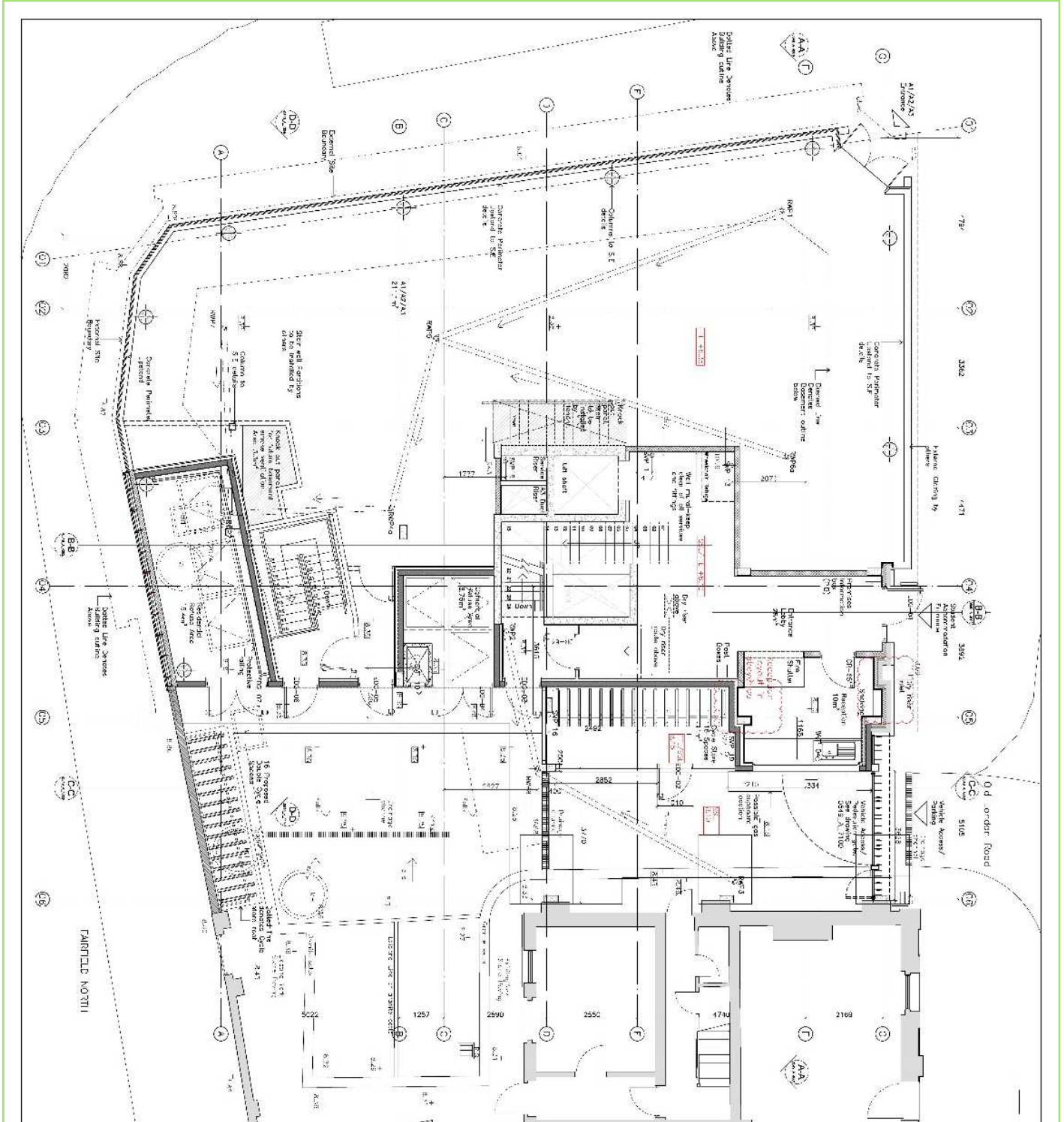
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Ground Floor
Detailed plans available upon request

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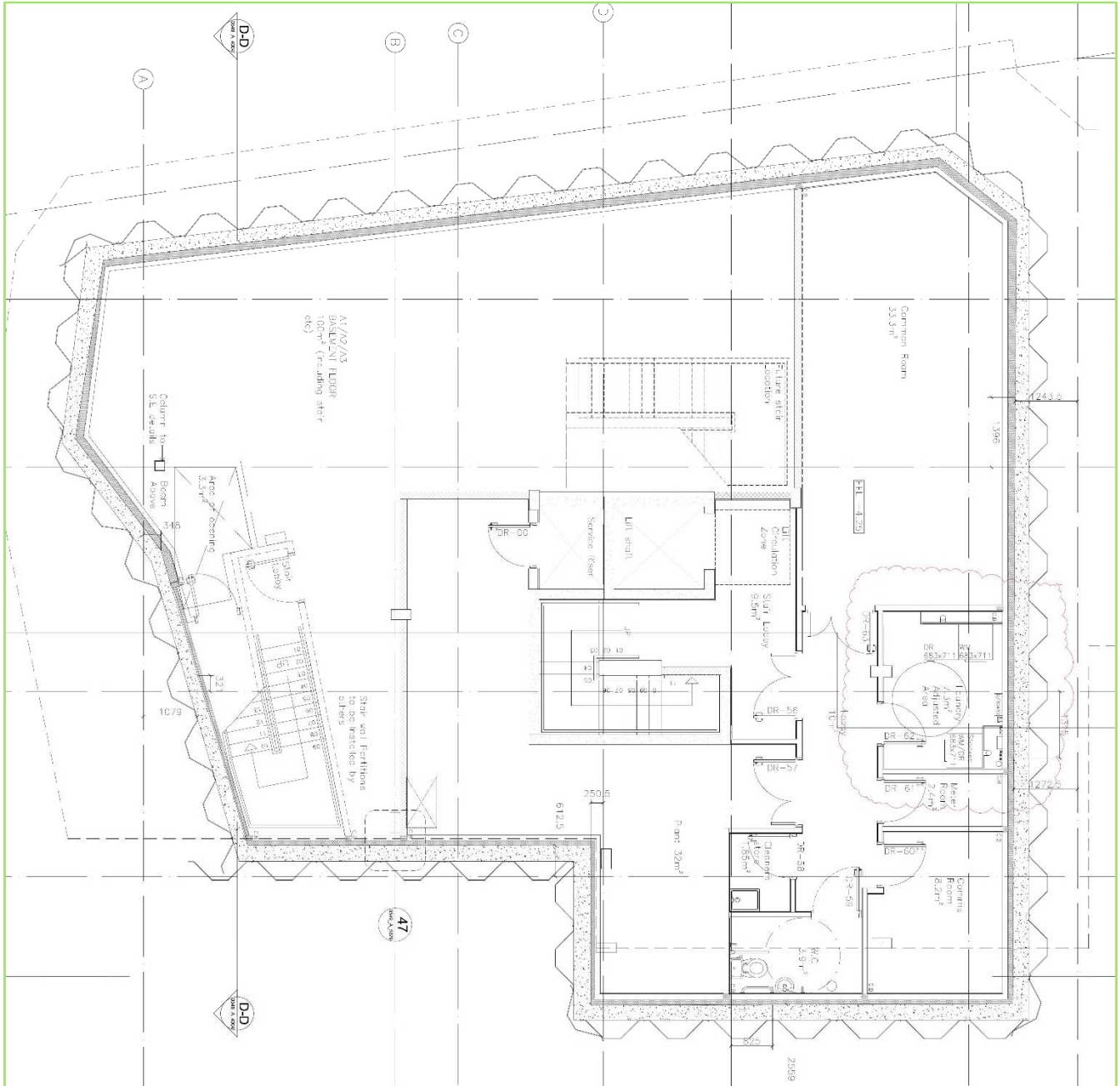


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Basement
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Not to scale.
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