

# To Let

19-21 Thames Street, Kingston, KT1 1QE

For further information  
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## Location

The property is situated in Kingston, an affluent town in southwest London, approximately 10 miles (16.1 km) southwest of Charing Cross.

The town is served by three railway stations; Kingston, Norbiton and Hampton Wick, all of which are on the SouthWestern Main Line, providing direct services to London Waterloo.

The subject property is situated just south of Clarence Street and the Bentalls Shopping Centre, with nearby occupiers including Cath Kidston, JoJo Maman Bebe, Lakeland and Jessops.

## Description

The property is a mid-terraced retail unit, beneath two floors of offices; the Bank's demise includes the whole building together with a car park to the rear, with

space for approximately eight vehicles.

The property comprises the following approximate areas measured on a Net Internal basis:

Ground floor:	223 sq m	2,400 sq ft
Basement:	36 sq m	388 sq ft
First floor:	55.7 sq m	600 sq ft
Second floor:	80.48 sq m	866 sq ft
Total:	395.18 sq m	4,254 sq ft

## Tenure

Leasehold

## Rent

£160,000 pax

## EPC

The property has an EPC rating of E. A copy is available upon request.

## Lease

The property is available by way of assignment of the existing lease due to expire on 24/02/2023. Alternatively, a sub-lease might be available.

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £129,000  
**UBR (2018/19):** £0.493  
**Rates Payable:** £63,597

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

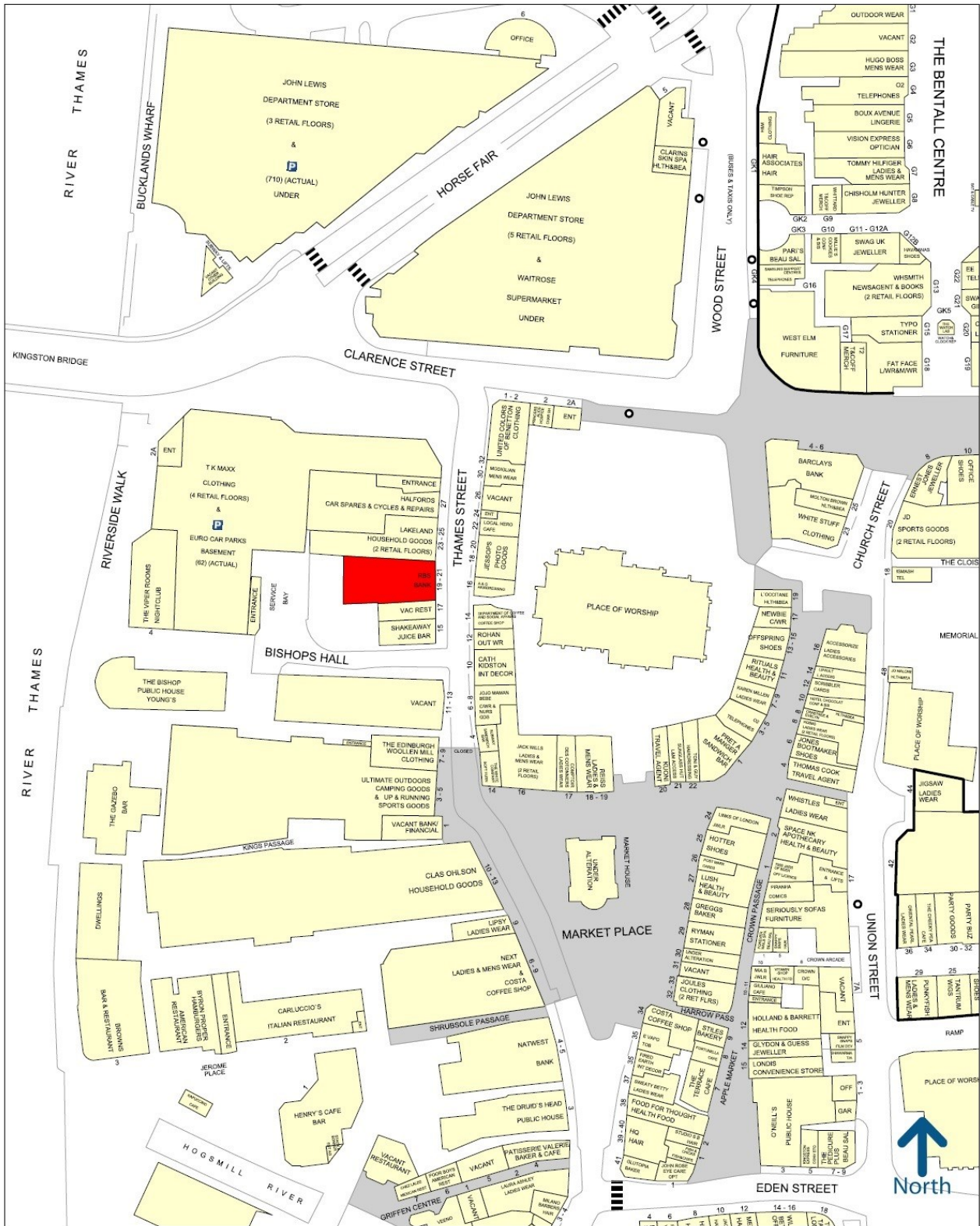
Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT, if applicable, will be charged at the standard rate.

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50 metres

Experian Goad Plan Created: 06/11/2018  
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