

On the Instruction of Lloyds Bank

SUBLEASE AVAILABLE

KINGSTON UPON THAMES, 83A Clarence Street KT1 1RE



Key Features

- PRIME RETAIL UNIT TO LET
- SUBLEASE AVAILABLE

Viewing

By appointment via this office:

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Location

The premises occupy a prominent position on Clarence Street with good frontage to Eden Street also. The property is in close proximity to **Marks & Spencer** and adjacent to **Pret a Manger** and **Lloyds Bank**.

The High Street is made up of a mix of national retailers including **Uniqlo**, **TopMan**, **River Island**, **Clark's**, **Flying Tiger** and **Superdrug** amongst others. A street traders plan is on the reverse of these particulars highlighting the subject premises.

Description

The subject property is arranged over ground floor and provides the following approximate dimensions and floor areas:

Accommodation

Gross Frontage	5.57 m	18' 3"
Sales Depth	12.88 m	42' 3"
Ground Floor	83.61 sq m	900 sq ft
Total	83.61 sq m	900 sq ft

Tenure

The premises are available by way of a new sublease.

Rent

The quoting rent is **£100,000** per annum exclusive.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £132,000 and the rates payable are £65,868 pa. The UBR for 2017/2018 is 49.9p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

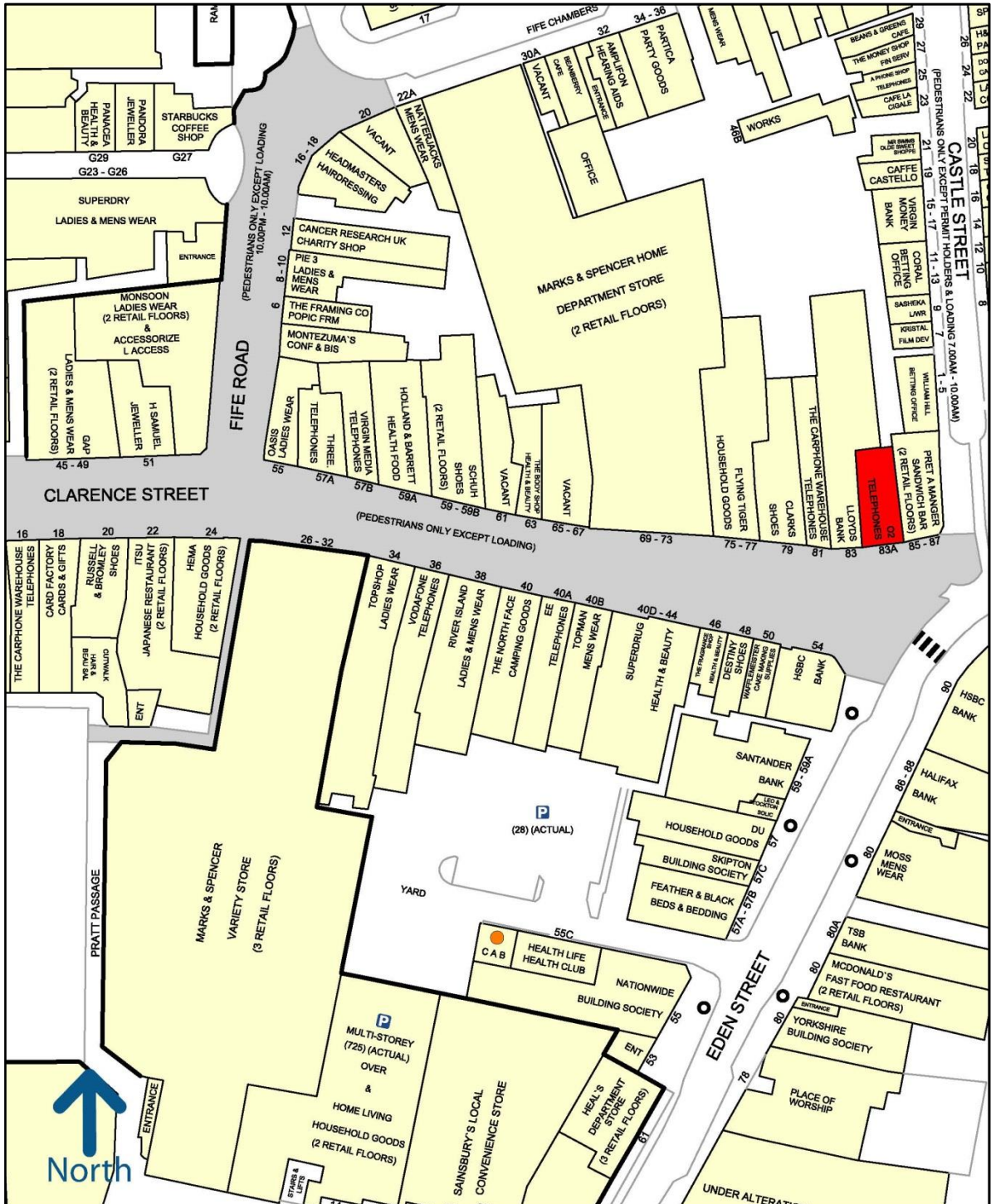
EPC

An EPC can be made available upon request.

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Not to scale.

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