

TO LET

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Large Town Centre Retail Unit

**Approximately 2,727 Sq Ft
(253.34 Sq M)**

**Units J, K & L Crown Arcade,
Union St, Kingston upon Thames, KT1 1RP**



KINGSTON OFFICE

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



AGENT

Kieran McKeogh
Kieranm@bonsors.com



KEY SUMMARY

- Prominent corner position in Town Centre
- Opposite Eden Walk Shopping Centre
- Frontages to Union St and Crown Arcade
- Air cooling

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Providing guaranteed commercial property solutions across Surrey, Middlesex, South and West London from our regional offices in Kingston

Units J, K & L Crown Arcade, Union Street, Kingston upon Thames KT1 1RP

LOCATION

Crown Arcade is located in the centre of Kingston upon Thames and provides a pedestrian link between the busy Eden Walk Shopping Centre and The Apple Market and Market Place retail areas.

The units occupy a prominent position on the corner of Union Street and Crown Arcade, directly opposite Eden Walk Shopping Centre. The units are opposite Jigsaw and Boots with other major retailers nearby in Eden Walk including Marks and Spencer and Sainsbury's.

ACCOMMODATION

The units have frontages to Union Street and Crown Arcade with access direct from Union Street. Crown Arcade provides a variety of retail units. The other tenants include a tailor, barber beautician and nail bar. The premises comprise a ground floor retail unit with the following gross frontages and approximate internal floor area. The current use is Class A1 retail.

| Description | Sq Ft | Sq M |
|----------------------|-------|-------|
| Approx Internal Area | 2,727 | 253.3 |

CURRENT RATING ASSESSMENT

The property has a current Rateable Value of £89,250 and the rates payable for the year 2019/20 are £44,982. This is the full amount payable and takes no account of any business rate relief which may apply.

TERMS

The property is to be let on a new effective full repairing and insuring lease for a term to be agreed.

EPC

C-64.

- Landlord & Tenant
- Agency
- Acquisitions
- Professional

RENT

£79,000 per annum exclusive, plus service charge, a sinking fund contribution and VAT.

LEGAL COSTS

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

VIEWING

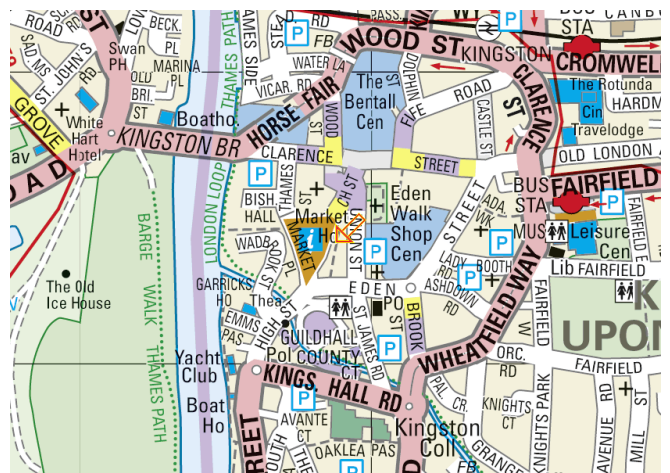
Strictly by appointment through sole agents.

For viewings or further information please contact:

Kieran McKeogh

020 8546 0022

kieranm@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.

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

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