

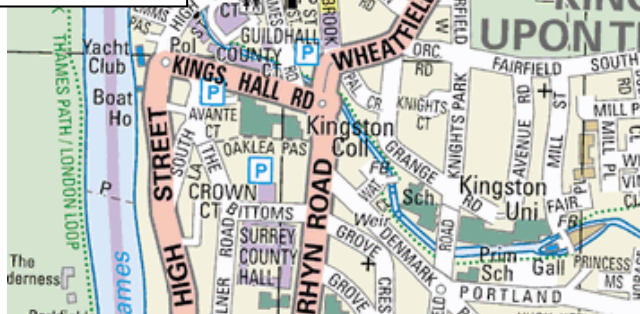
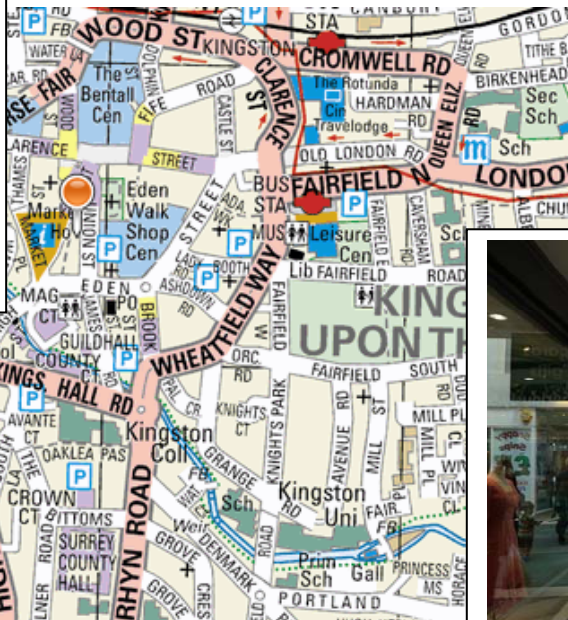
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TO LET

Town Centre Lock Up Shop Units
Unit B approx 448 sq ft (41.62 sqm)
Unit C approx 310 sqft (28.8 sqm)



Crown Arcade
Kingston upon Thames KT1 1JB



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.

Units B & C Crown Arcade Kingston upon Thames KT1 1JB

Location: Kingston upon Thames is a major regional shopping centre located to the south-west of central London. Kingston has a primary catchment area of some 840,000 people and a shopping population of over 450,000 people. Kingston is ranked 17th in the UK on the basis of its retail offer and 11th in terms of the number of retail requirements for the town. Major retailers in Kingston include John Lewis, Bentsalls (Fenwick), BHS, Next and a host of other international, national and local retailers.

Crown Arcade is located between the Eden Walk Shopping Centre and Applemarket/Market Place. Other retailers in Crown Arcade include, Seriously Sofas, Jacques Vert, Mia B, Snappy Snips and Escape.

Visit www.crownarcadekingston.co.uk

Description: Both units are located within the Arcade opposite Snappy Snips and Seriously Sofas. The units can be let as one or divided to provide separate retail areas. The units are connected to the air conditioning system for the Arcade as a whole and each unit has a single Wc.

Accommodation: The Units have the following approximate net internal floor areas.

Unit B **448 sq ft (41.62 sq m)**
Unit C **310 sq ft (28.80 sq m)**

Rating Assessment: Units B & C have a Rateable Value of £34,250.00 with an approximate amount of rates payable for the year from April 2013 of £16,131.75. This is the full amount payable and takes no account of any small business rate or other reliefs that might apply. Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 020 8547 5000.

Terms: The Units are available To Let on new leases for 5 years or more (subject to upward only rent review) on a full repairing and insuring basis to include service charge and sinking fund.

Rent: Unit B: £22,500.00 per annum exclusive.
Unit C: £15,500.00 per annum exclusive.

Legal Costs: Both parties' legal costs are to be borne by the ingoing tenant.

Viewing: Strictly by appointment with sole agents.

Andrew Pollard/Alex Lowdell
BONSORS.COM
020 8546 0022

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.

