## KINGSTON UPON THAMES, 2-4 Old London Road 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 British Land's extensive £400 million redevelopment of the Eden Walk Shopping Centre which was granted planning permission in May 2016 for the re-modelling of the existing 25,000 sq m shopping centre with plans to dramatically improve Kingston's restaurant and leisure offer, build 380 homes, 3,500 sq m of office space, a new multi-screen cinema and multi-storey car park. The scheme is set to be delivered in late 2019.

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 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**

The new mixed-use development will comprise private student residential of 58 studio apartments above a 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 Ceiling Height	3.75 m	12 ft 3 ins
Basement Ceiling Height	3.65 m	11 ft 11 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**

Full planning permission has been granted under reference 15/12086/FUL.

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.

#### **Handover Condition**

The unit will be handed over in shell condition with capped services.

#### **Timing**

Practical completion September 2017.

#### **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

Business rates are to be reassessed upon completion of the development. Interested parties are advised to make their own enquiries with the Local authority for verification purposes.

#### **EPC**

An EPC will be made available upon completion of the development.

#### Viewing

#### By appointment via this office:

#### Matt Gillson

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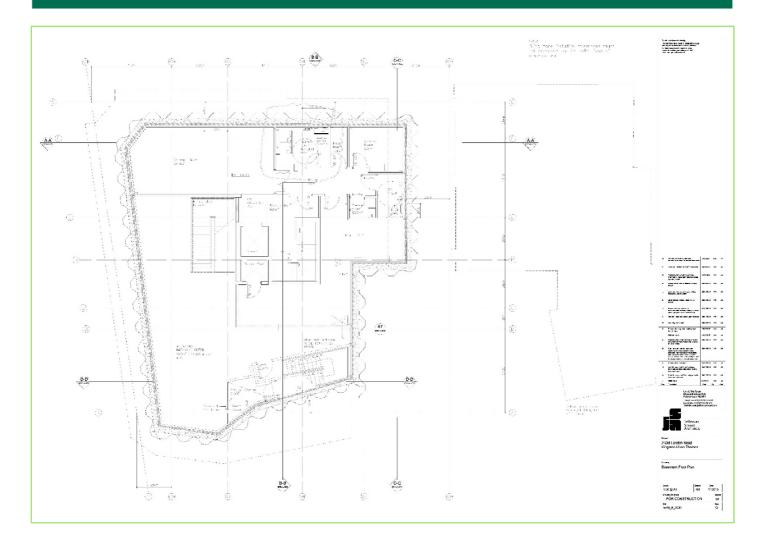
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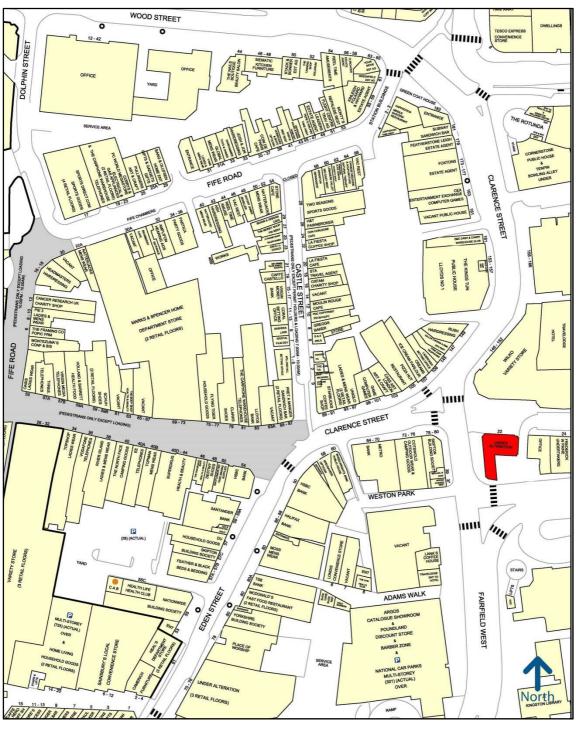
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Not to scale.

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