

TO LET



Town Centre Retail Unit

**Approximately 1,022 Sq Ft
(94.9 Sq M)**

**Unit A, Crown Arcade
11 Union St, Kingston 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**

Unit A, Crown Arcade, 11 Union Street, Kingston upon Thames KT1 1RP

LOCATION

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

Unit A occupies a prominent position on the corner of Union Street and Crown Arcade, directly opposite Eden Walk Shopping Centre. Nearby retailers include Seriously Sofas, Jigsaw, Boots and numerous multiples in Eden Walk.

ACCOMMODATION

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.

Gross Frontage - Union Street	40'10"	12.45m
Gross Frontage - Crown Arcade	31'5"	9.58m

Description	Sq Ft	Sq M
Approx Internal Area	1,022	94.9

CURRENT RATING ASSESSMENT

The property has a current Rateable Value of £42,750 and the rates payable for the year 2019/20 are £21,546. 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.

RENT

£46,000 per annum exclusive, plus service charge and a sinking fund contribution will apply.

EPC

The EPC rating for this property is C – 62.

LEGAL COSTS

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

VIEWING

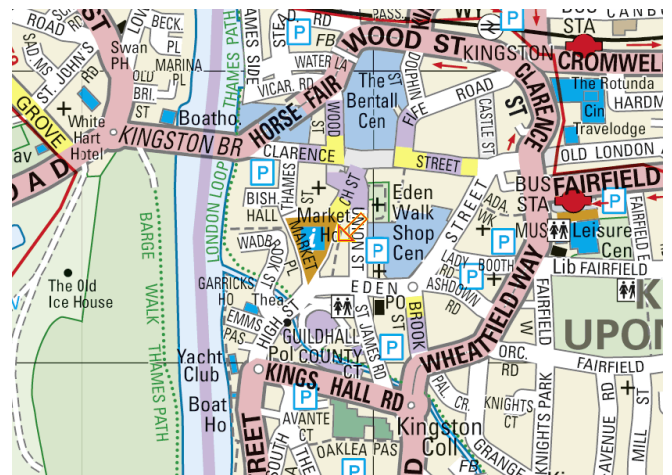
Strictly by appointment through sole agents.

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.

- Landlord & Tenant
- Agency
- Acquisitions
- Professional

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.

Bonsors.com
020 8546 0022