

TO LET



Town Centre Retail Unit

**Approximately 966 Sq Ft
(89.74 Sq M)**

**Unit K, 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

- On pedestrian route to Market Place
- Opposite Eden Walk Shopping Centre
- Frontage to Crown Arcade
- Air cooling

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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.

Unit K is located in the centre of Crown Arcade with a frontage of approximately 21ft 6ins or 6.55m to the Atrium and a depth of approximately 43ft 4ins or 13.19m. Crown Arcade is located directly opposite Eden Walk Shopping Centre, Jigsaw and Boots with other major retailers nearby in Eden Walk including Marks and Spencer and Sainsburys.

ACCOMMODATION

Unit K is located in the centre of Crown Arcade which has access points to Union Street and to Crown Passage. Other retailers within Crown Arcade include a jeweller, tailor, barber, nail bar and Apple service centre. The current use of the property is Class A1 retail and Unit K has an approximate net internal floor area of 966 sq ft or 89.74 sq m.

CURRENT RATING ASSESSMENT

The rateable value is subject to review but we estimate that the amount of rates payable for the year 2019/20 will be approximately £16,000. This is the full amount payable and takes no account of any business rate reliefs 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.

RENT

£25,000 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

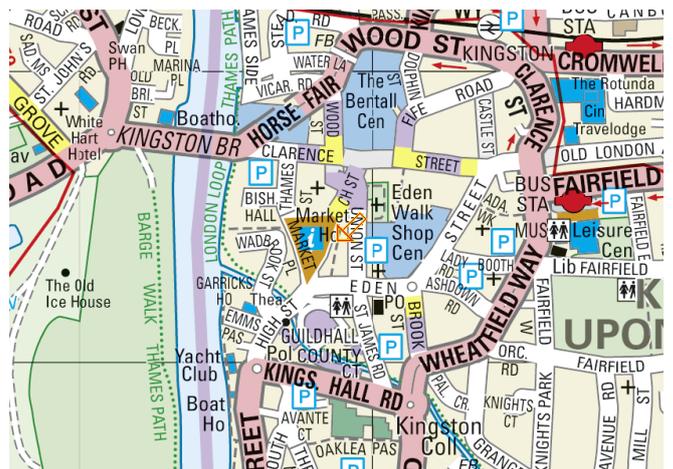
Andrew Pollard

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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

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