

Prime shop to let.

Kingston upon Thames, 50 Clarence Street.

KT1 1NR.



Prime position in affluent Greater London retail centre.

High footfall location.

Potential for external seating.

Contact.

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Location.

Kingston-upon-Thames is an affluent retail centre in South West London and often ranked as one of the best in the UK. It has a total catchment of 2.4 million, including 20,000 students at Kingston University.

Nearby retailers include **Primark, M&S, Itsu, Starbucks, North Face, Superdrug, EE, Holland & Barrett, Uniqlo, Specsavers, River Island, Flying Tiger** and **Pret**.

Accommodation.

Net internal floor areas:-

Ground Floor	59.09 sq m	636 sq ft
Basement	39.60 sq m	426 sq ft

Rent.

£67,500 per annum exclusive

Business Rates.

Rateable Value Unit to be reassessed following completion of works.

Lease Terms.

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Energy Performance Certificate.

Band D. Report available on request.

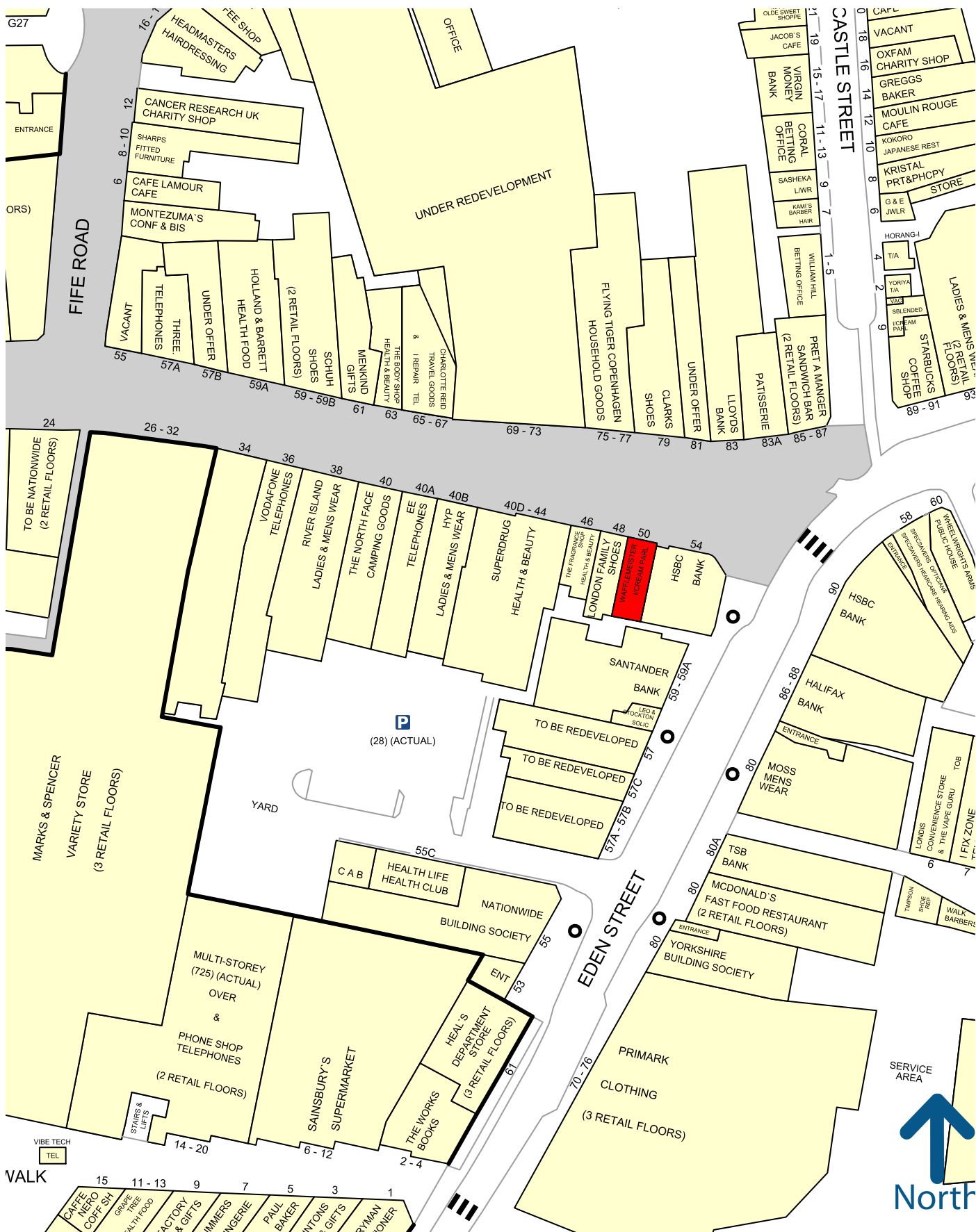
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

May 2021

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