

## 1 THAMES STREET, KINGSTON UPON THAMES, KT1 1PH



### SUMMARY

- 1,338 sq ft (124.35 sq m)
- Grade II listed Shop
- Kingston Town Centre
- To Let
- Rent: On application
- The unit is available by way of a new ten year full repairing and insuring lease with five-yearly rent reviews.



**020 8547 0850**

Parc House, 25-37 Cowleaze Road,  
Kingston upon Thames, KT2 6DZ

[www.martincampbell.co.uk](http://www.martincampbell.co.uk)



## LOCATION

Centrally located in Kingston's historic Market Place in the town centre. Nearby occupiers including Clas Ohlson, The White Company, Jack Wills, Cath Kidston and Next. The larger retailers such as John Lewis, Boots, The Bentall Centre and Marks and Spencer are in close proximity as are the main UK banks, building societies, restaurants and cafes.

## DESCRIPTION

A period Grade II listed building comprising open plan A1 shop arranged over ground and basement floors.

## ACCOMMODATION

EPC Rating: C-67

FLOOR	SIZE
Ground floor Sales	1,042 sq ft (96.84 sq m)
Ground floor Ancillary	296 sq ft (27.51 sq m)
Basement - Access only	()
<b>Total</b>	<b>1,338 sq ft (124 sq m)</b>

## LEASE / TERM

The unit is available by way of a new ten year full repairing and insuring lease with five-yearly rent reviews.

## RENT

On application

## RATES

The premises are listed on the Valuation Office website < [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) > as Bank and Premises having a Rateable Value of £62,500 payable at 49.3p in the £ (UBR 2018/2019). The rates payable for the year ending 31st March 2019 should be £30,812.50, subject to any transitional relief.

## VAT

VAT is applicable

## SERVICE CHARGE

Details on application

## LEGAL COSTS

Each party to cover their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

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