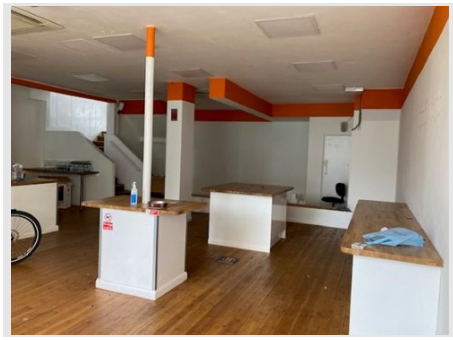
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

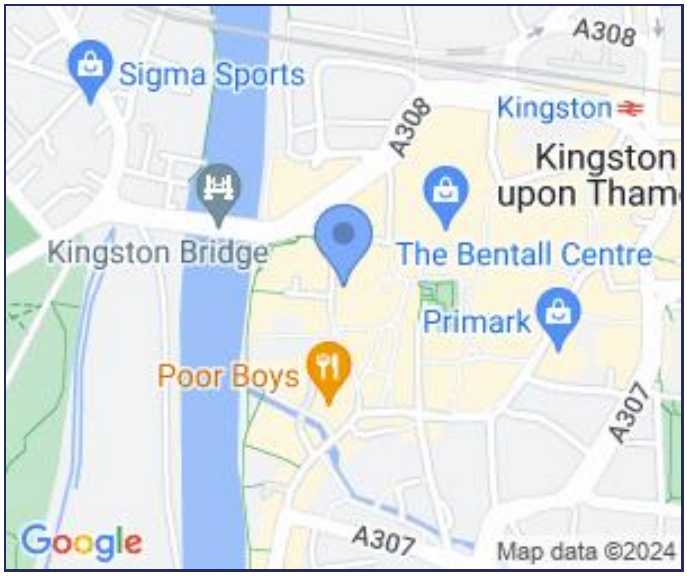
RETAIL TO LET

10 THAMES STREET, KINGSTON UPON THAMES, KT1 1PE



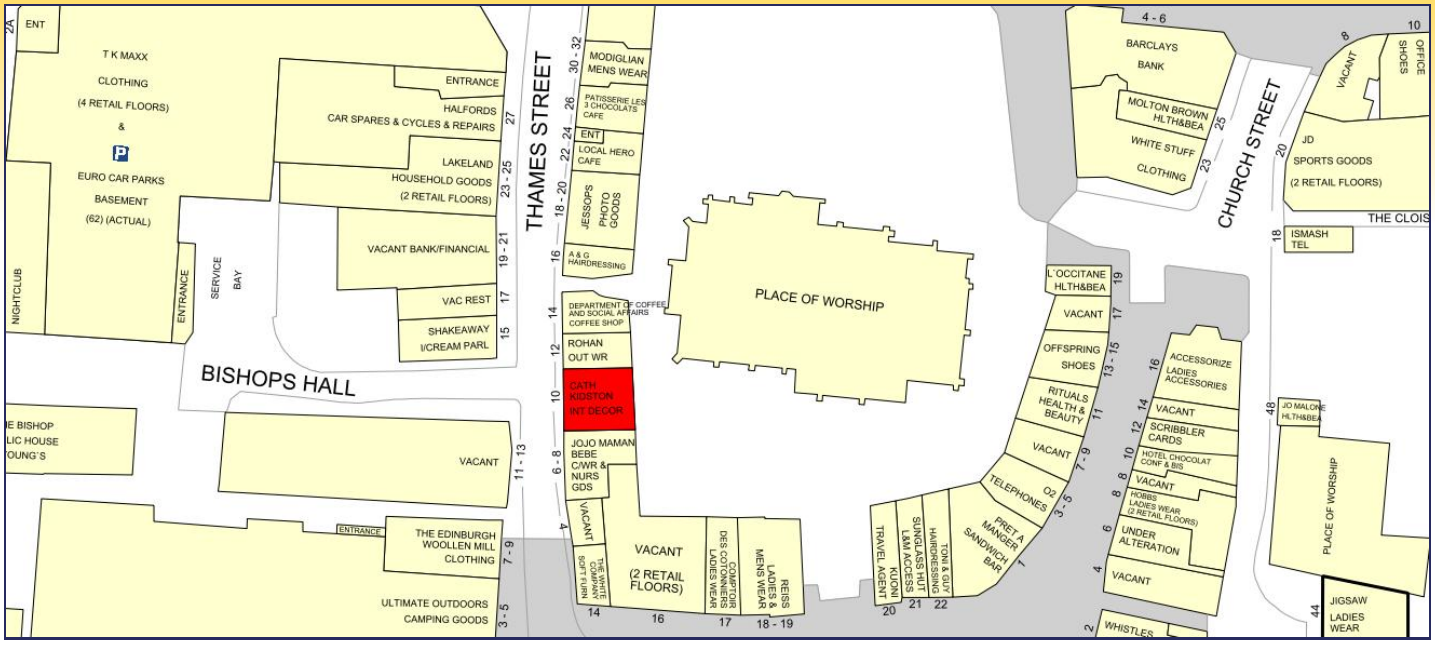
SUMMARY

- **2,460 sq ft (228.62 sq m)**
- **Superb Town Centre Shop**
- **Second floor flat available by separate negotiation**
- **To Let**
- **Rent: £60,000 per annum exclusive**
- **Available on a new full repairing and insuring lease for a term to be agreed.**



020 8547 0850
Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk



LOCATION

Close to Kingston's historic Market Place in the town centre. Nearby occupiers include Lakeland, Rohan, JoJo Maman Bebe, Jessops, The White Company, and TK Maxx. 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 a good selection of independent cafes and tea shops.

DESCRIPTION

Very attractive town centre retail unit with good trading space on the first floor and a small office on the second floor with rear access.

ACCOMMODATION

FLOOR	SIZE
Ground floor - Sales	870 sq ft (80.86 sq m)
First floor - Sales	900 sq ft (83.64 sq m)
Second floor - Ancillary Office	90 sq ft (8.36 sq m)
Basement	600 sq ft (55.76 sq m)
Total	**2,460 sq ft (229 sq m)**

LEASE / TERM

Available on a new full repairing and insuring lease for a term to be agreed.

RENT

£60,000 per annum exclusive

RATES

The premises are listed on the Valuation Office website < www.gov.uk/correct-your-business-rates > as Shop and Premises having a Rateable Value of £70,000 payable at 51.2p in the £ (UBR 2023/24). The rates payable for the year ending 31st March 2024 should be £35,840. We recommend that you make your own enquiries of the Valuation Office.

VAT

VAT is applicable

EPC RATING

C-62

VIEWING

Viewing strictly by prior appointment with the agent:

Crispin d'Albertanson
07710 066 629
crispin@martincampbell.co.uk

James Haines
07767 261 559
james@martincampbell.co.uk

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Property Ref: 984. Date: 2024