

MAKING  
PROPERTY  
WORK

SHW

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Crown Arcade

THE REPAIR STATION



Perfect Trade

Forever Nails

Spa

Spirit of Amber

Supplements

Lab

Sellu Cyl

The Repair

Station

TO LET

SS E UNIT

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CAFÉ

SMOOTHIES

TEA · COFFEE



TO LET

RETAIL – 966 SQ FT (89.74 SQ M)

Unit K Crown Arcade, Union Street, Kingston Upon Thames, London, KT1 1JB

## DESCRIPTION

Unit K is located in the centre of Crown Arcade with a frontage to The Atrium. Crown Arcade has a means of access to Union Street and to Crown Passage. Other retailers within Crown Arcade include a tailor, barber and nail bar. Unit K has an approximate net internal floor area of 966 sq ft or 89.74 sq m.

Nearby retailers include Jo Malone and Boots plus a number of cafes, an opticians a hairdressers and a beauticians.

## LOCATION

Unit K is located in the centre of Crown Arcade with a frontage to The Atrium. Crown Arcade has a means of access to Union Street and to Crown Passage. Other retailers within Crown Arcade include a tailor, barber and nail bar. Unit K has an approximate net internal floor area of 966 sq ft or 89.74 sq m. Nearby retailers include Jo Malone and Boots plus a number of cafes, an opticians a hairdressers and a beauticians.

## ACCOMMODATION (NET INTERNAL AREA)

|             | SQ FT | SQ M  |
|-------------|-------|-------|
| Retail Unit | 966   | 89.74 |

## AMENITIES

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

## RENT

£30,000 per annum.

## TENURE

The property is to be let on a new effective full repairing and insuring lease for a term to be agreed.

## RATES

The current 2023 Rateable Value of the property is £28,000.

## VAT

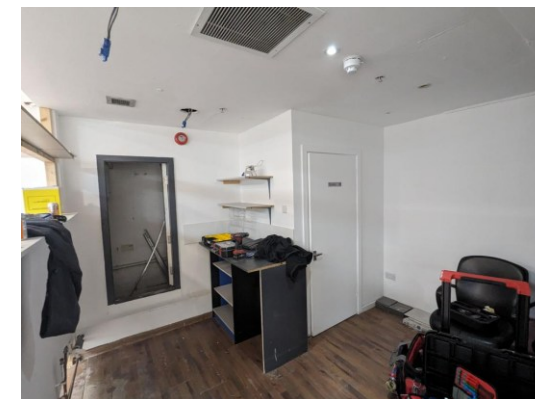
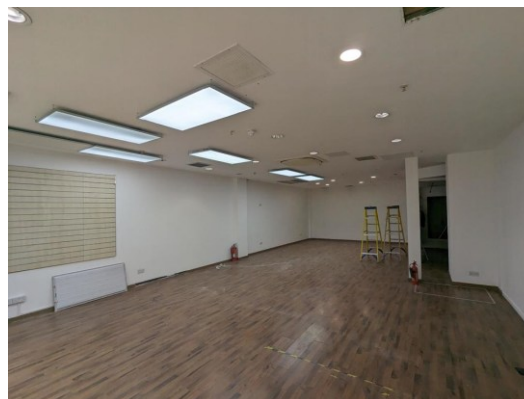
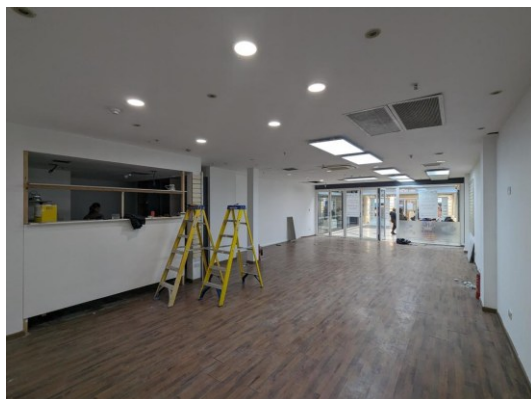
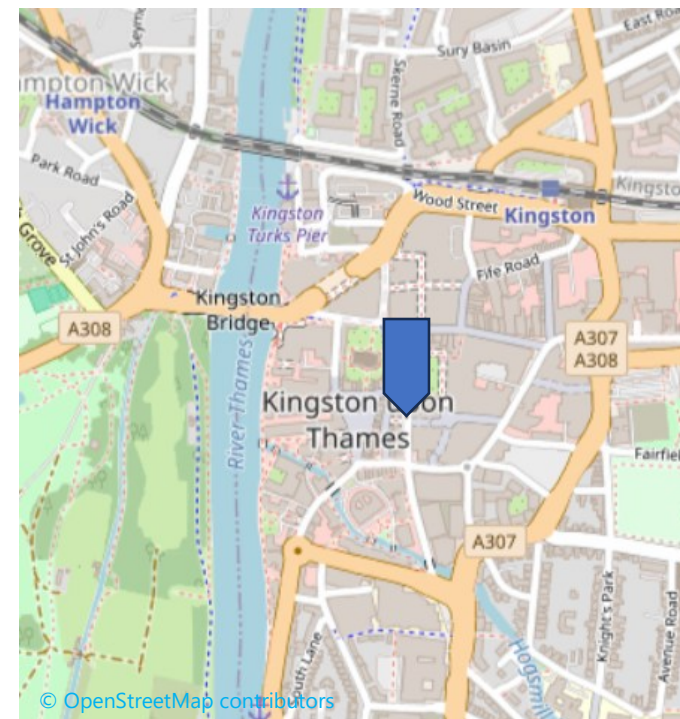
VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

The property has an EPC rating of C.



## VIEWINGS –

Richard Pyne

t: 01273 876 213

e: rpyne@shw.co.uk

Alex Thomson

t: 01273 876 213

e: athomson@shw.co.uk



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