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TO LET

RETAIL – 2,547 SQ FT (236.62 SQ M)

18-20 Thames Street, Kingston Upon Thames, Surrey, KT1 1PE

DESCRIPTION

The property is grade II listed over 3 storeys with the main retail area on the ground floor and ancillary office/admin and storage space across the 1st and 2nd floors.

LOCATION

The building is located in the centre of Kingston upon Thames on the east side of Thames Street between the Market Place and Clarence Street. This is a good secondary retail location with a wide range of retail occupiers nearby such as TK Maxx, John Lewis, Gail's and Waitrose. Popular shopping destinations such as The Bentall Centre and Eden Walk Shopping centre are only a short walk away. In the last 12 months four retail units on the opposite side of the Thames Street parade have been let or are now under offer.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,065	98.94
Basement	Not Measured	Not Measured
1st Floor Ancillary	680	63.17
2nd Floor Ancillary	802	74.51
ITZA	1,072	99.6
TOTAL	2,547	236.62

AMENITIES

- Town centre location
- Close to high street retailers
- Near the market place
- Ancillary office/storage space at 1st and 2nd floor levels

RENT

£70,000 per annum.

RATES

Rateable value - £76,000 (2026).

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

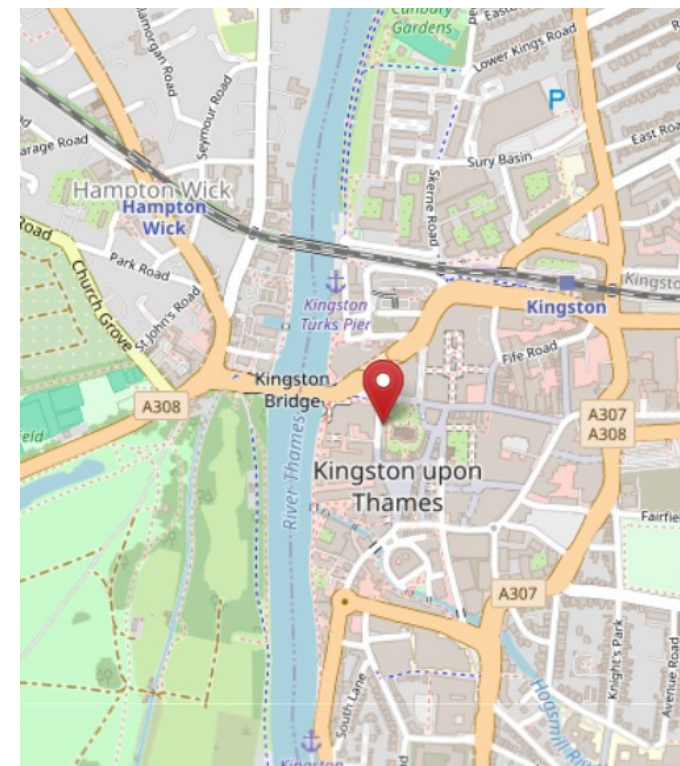
Each party is to be responsible for their own legal fees.

EPC

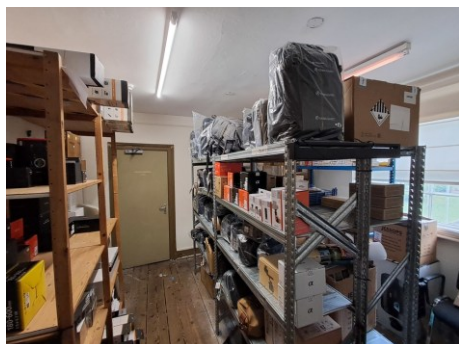
The property has an EPC rating of D.

VIEWINGS

Viewings to commence in the New Year.



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VIEWINGS –

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