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**FOR SALE
FREEHOLD**

**TOWN CENTRE RETAIL/CLASS E WITH RESIDENTIAL GROUND RENT
1,366 SQ FT (126.9 SQ M)
15-17 Thames Street, Kingston Upon Thames, Surrey, KT1 1PH**

DESCRIPTION

15 - 17 Thames Street comprises a three storey building with two vacant retail units at ground floor level and 2 split level flats above. The upper parts have been sold off on a long lease for a term of 130 years from 25 March 2014, at a peppercorn rent. Separate access to the residential upper parts is via a door at the side of the building from Bishops Hall.

Both ground floor units have ancillary storage space and WCs to the rear of the retail areas. It may be possible to remove the partition wall between the units to create one large retail area (subject to any necessary consents).

LOCATION

Thames Street runs from the historic Market Place to Clarence Street (opposite John Lewis) in the centre of Kingston upon Thames. The town is a major regional retail centre in the outer south west suburbs of Greater London, and benefits from national retailers such as John Lewis, Fenwicks, Dunelm and Marks and Spencer.

Thames Street has a mix of national, multiple and local retailers including Sostrene Grene, TK Maxx, Lakeland, JoJo Maman Bebe and Jessops. The property is located at the junction of Thames Street and Bishops Hall which provides access to the River Thames where there are a variety of riverside restaurants and cafes.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
No. 15	759	70.51
No. 17	607	56.39
TOTAL	1,366	126.90

AMENITIES / OPPORTUNITY

- Rare Town Centre freehold
- Ancillary storage
- Suitable for Class E use
- Nearby retailers include Lakeland, TK Maxx and Sostrene Green

PRICE

£650,000 for the Freehold interest with vacant possession of the ground floor and subject to the long lease on the residential upper parts.

RATES

The combined Rateable Value of the property is £72,500.

VAT

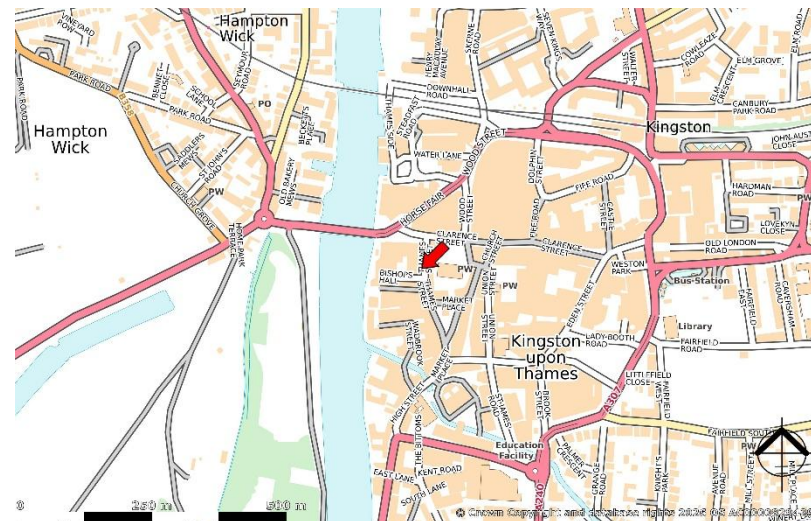
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

No. 15 – B
No. 17 - C

**VIEWINGS –**

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