

# RETAIL UNIT TO LET

## KINGSTON UPON THAMES – 1 THAMES STREET, KT1 1QF

**Mason  
Partners**



### LOCATION

The subject property is a period Grade II listed but open plan shop and is centrally located on the very busy Market Place with nearby occupiers including Jack Wills, Reiss, White Stuff, Clas Ohlson and Next as shown on the Goad plan.

### ACCOMMODATION

The subject premises are arranged over ground and basement floors with the approximate net internal floor areas: -

Ground Floor Sales	1,042 sq ft	96.8 m <sup>2</sup>
Ground Floor Anc.	296 sq ft	27.5 m <sup>2</sup>
Basement	Access only	
Total	1,338 sq ft	124.3 m <sup>2</sup>

### TENURE

The unit is available to let on a new 10 year lease with five yearly rent reviews.

### RENT

£90,000 per annum exclusive of VAT, business rates, insurance etc

### SERVICE CHARGE

In addition to the rent, a service charge is also payable, details on application.

### RATES

Rateable Value      £62,500

Interested parties are advised to verify these figures with the Local Authority.

### EPC

An Energy Performance Certificate is available on request.

### LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

### CONTACT

Strictly via sole agent: -

**Mason Partners LLP** – 0207 495 1971

Paul Sirrell – [paulsirrell@masonpartners.com](mailto:paulsirrell@masonpartners.com)

Chris Mason – [chrismason@masonpartners.com](mailto:chrismason@masonpartners.com)

**SUBJECT TO CONTRACT**

### VIEWING

Paul Sirrell

0207 495 1971    [paulsirrell@masonpartners.com](mailto:paulsirrell@masonpartners.com)

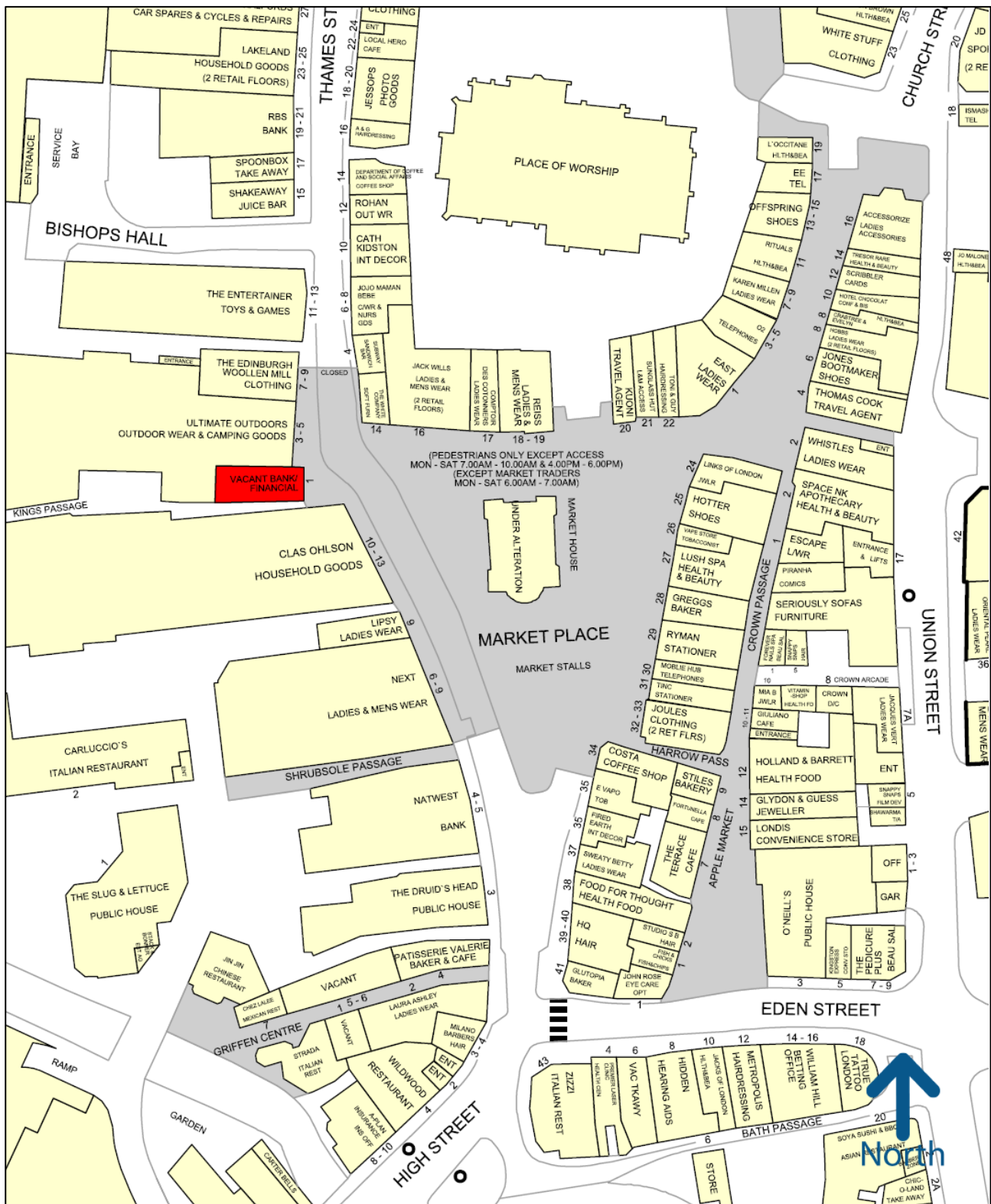
**020 7495 1971**

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