

3/5 & 7/9

CHURCH STREET | KINGSTON | KT1 1RW

A1 Opportunity

Location

Kingston upon Thames is one of the UK's leading retail centres. It is a historic market town and Royal Borough benefiting from an estimated retail catchment of 188,000 persons. The catchment is one of the most affluent in the UK with over a third of people grouped ABC1.

Church Street is an attractive and busy pitch close to the Bentall Centre and Clarence Street. Nearby retailers include Rituals, L'Occitane, Hobbs, Whistles and Pret A Manger.

Term

The properties are available as a whole or available separately on a new lease for a term to be agreed.

Rent

Upon Application

Rates

3/5: Rateable Value: £153,000
Rates Payable: £77,112

7/9: Rateable Value: £135,000
Rates Payable: £67,095

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

Accommodation

3-9 is arranged over basement, ground first and second floor and 7-9 is arranged over ground and first floor. The units provide the following areas:

	3-5	3-5	7-9	7-9
Basement	480 sq ft	44.6 sq m	-	-
Ground	853 sq ft	79.3 sq m	715 sq ft	66.45 sq m
First	784 sq ft	72.8 sq m	622 sq ft	57.81 sq m
Second	606 sq ft	56.3 sq m	-	-
Total	2,723 sq ft	253 sq m	1,337 sq ft	124 sq m



3/5 & 7/9 CHURCH STREET KINGSTON | KT1



RETAIL

EPC

Certificate available on request

Legal

Each party is responsible for its own legal costs incurred in this transaction.

Viewing

For further information, please contact :

Richard Griston

+44 (0) 207 861 1188

Richard.griston@knightfrank.com

Lizzie Everard

+44 (0) 203 869 4723

Lizzie.everard@knightfrank.com

SUBJECT TO CONTRACT

Or through our joint agents

Jack Hesketh – KLM

+44 (0)20 7317 3731



Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Particulars produced November 2019. Photo's taken November 2019.