

# PRIME RETAIL UNIT TO LET

## 30 Market Place, Kingston Upon Thames

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Retail property expertise

- **Kingston is one of the UK's leading retail and commercial centres**
- **Rare opportunity to occupy a prime unit on Market Place**
- **Pedestrianised pitch in a high footfall location**

### LOCATION

Kingston Upon Thames is one of the UK's leading retail and commercial centres and is the principal centre in South West London. The prime retail pitches are located in the Bentall Centre, Clarence Street and Market Place.

The subject property is situated in a busy location on Market Place, with a second retail frontage onto Crown Passage at the rear.

The location benefits from an excellent range of retailers including **Joules, Jack Wills, Costa, Reiss, Space NK, Lush and Whistles.**

### RATES

Rateable Value (18/19) £47,500

Interested parties are advised to make their own enquiries to confirm this information.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction

### TENURE

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

### RENT

£62,500 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

### ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Gross Frontage:	4.63 m	15'2"
Shop Depth:	16.15 m	53'0"
Ground Floor Sales:	52 sq m	560 sq ft
Basement Ancillary:	28 sq m	303 sq ft

### SPECIFICATION

The premises are handed over in their existing condition.

### SUBJECT TO VACANT POSSESSION



### INSPECTIONS

Viewing is strictly by appointment with sole agent:

**Nick Carvey**  
0207 182 7493  
nick@fawcettmead.co.uk

SUBJECT TO CONTRACT / VACANT POSSESSION

