

Prime shop to let.

Kingston upon Thames, 61 Clarence Street.

KT1 1RB.



Adjacent to River Island & Schuh.

At the heart of the prime circuit.

Between Bentall Centre and the new Primark.

Contact.

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Brasier Freeth

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Location.

The property occupies a prime location on Clarence Street close to **Marks & Spencer** and adjacent to **River Island** and **The Body Shop**. Other nearby retailers include **The North Face**, **Schuh**, **Superdrug** and **Topshop**.

Accommodation.

Dimensions and net internal floor areas:-

Net Frontage	6.72 m	22 ft
Internal Width	6.42 m	21 ft 1 in
Shop Depth	21.48 m	70 ft 5 in
Ground Floor Sales	158.02 sq m	1,701 sq ft
Ground Floor Store	10.78 sq m	116 sq ft
First Floor Store	10.59 sq m	114 sq ft
Second Floor Store	33.63 sq m	362 sq ft

Rent.

£175,000pax.

Business Rates.

Rateable Value £230,000

UBR (2021/22) 51.2p

Interested parties are advised to make their own enquiries with the Local Authority 020 8276 8600.

Lease Terms.

The property is available on a new effectively full repairing and insuring lease for a term of 10 years subject to 5 yearly upward only rent reviews.

Energy Performance Certificate.

Band D. Report available on request.

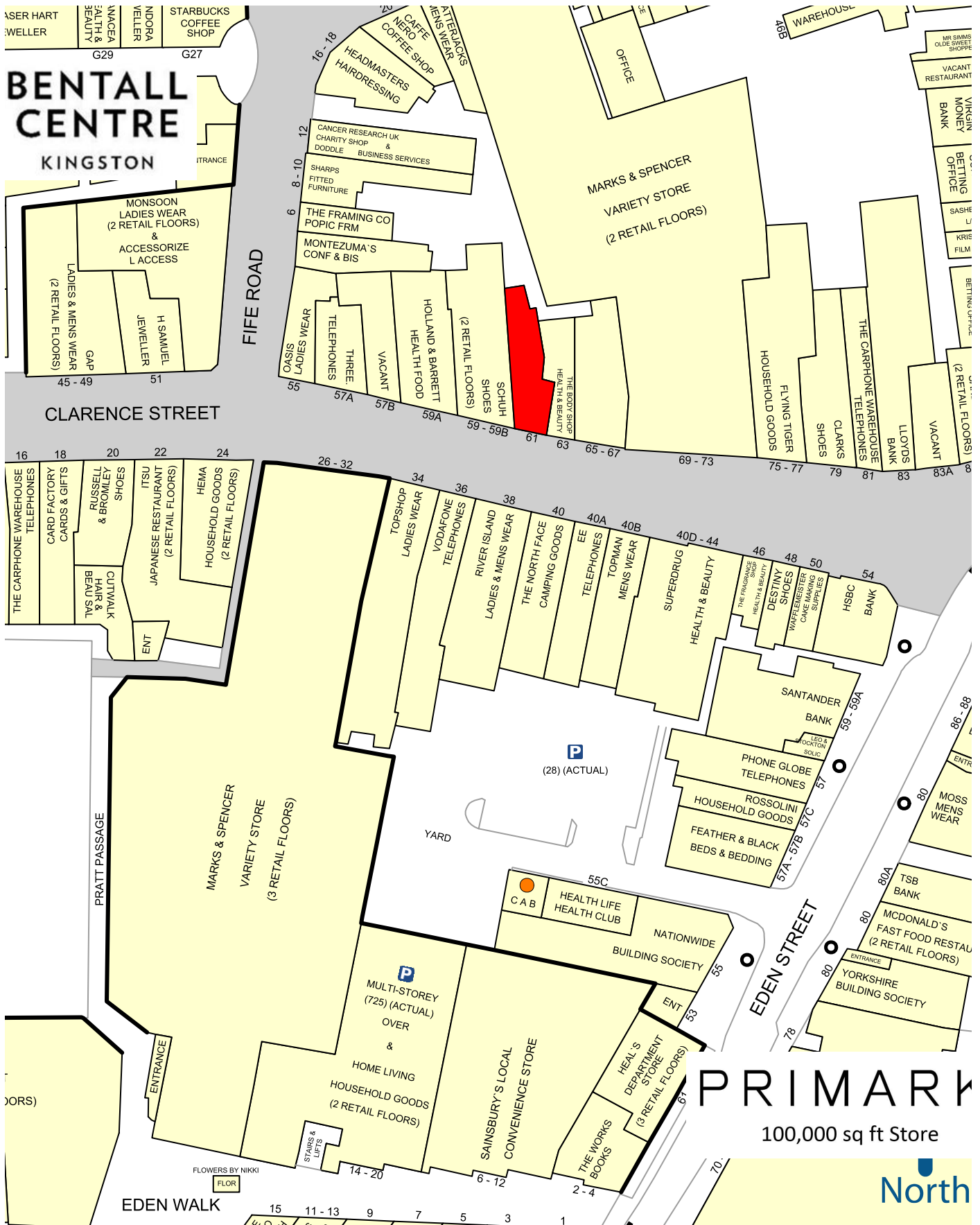
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

April 2021

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