

Prime shop to let.

Kingston upon Thames, 65/67 Clarence Street.

KT1 1RB.

GCW.

0207 408 0030
gcw.co.uk



Refurbished to provide clear sales accommodation.

Contact.

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Location.

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

Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	8.59 m	28 ft 2 in
Net Frontage	7.01 m	23 ft
Internal Width	7.01 m	23 ft
Shop Depth	18.77 m	61 ft 6 in
Ground Floor Sales	102.30 sq m	1,101 sq ft

Business Rates.

Rateable Value £173,000

UBR (2021/22) 51.2p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 020 8276 8600.

Rent.

£195,000pax.

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.

Timing.

Subject to vacant possession.

Energy Performance Certificate.

Band D. Report is available on request.

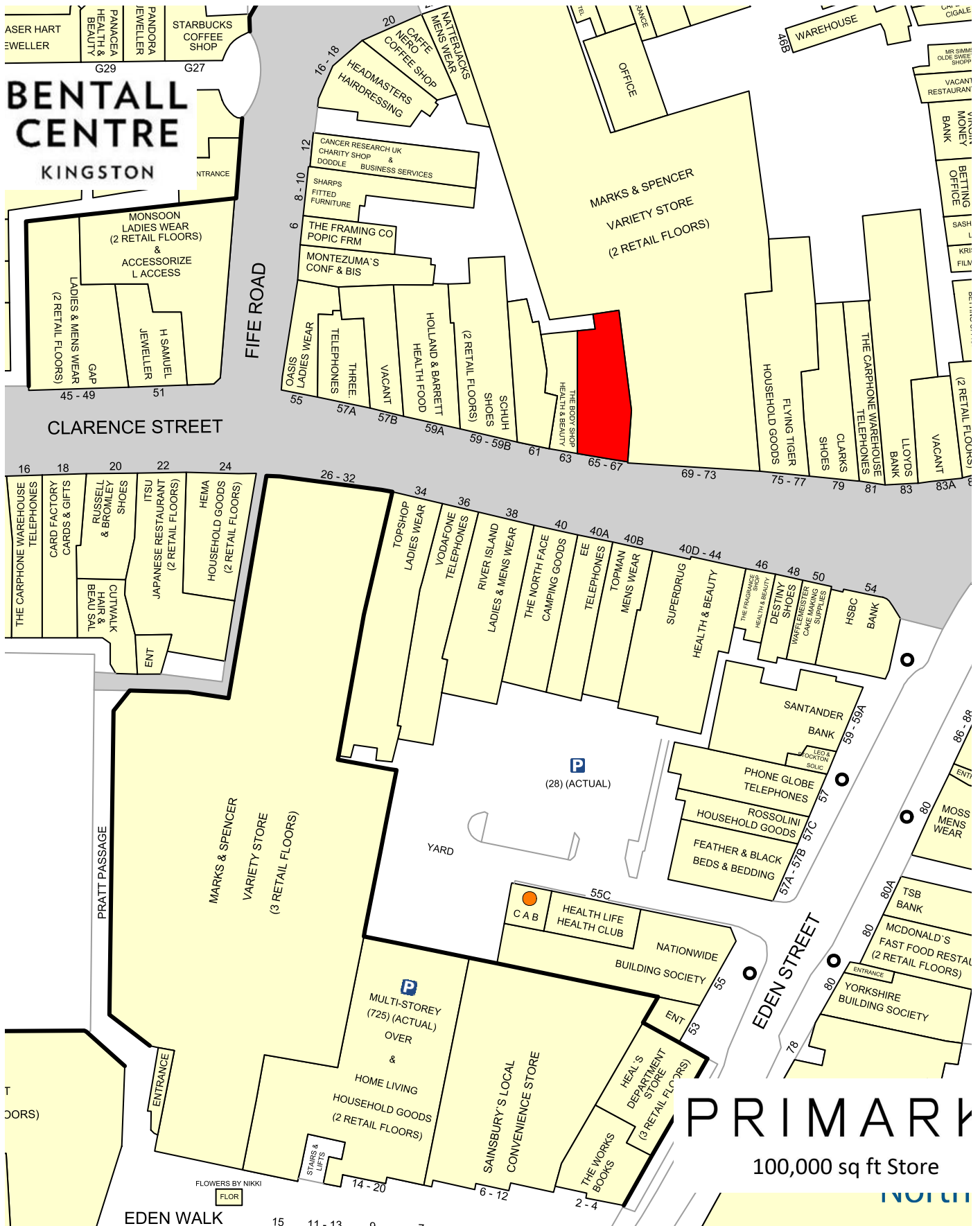
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

April 2019

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PRIMARY
100,000 sq ft Store

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