



8 Clarence Street

Kingston Upon Thames

PRIME LEASE FOR SALE (subject to relocation)

Rent

£238,500 per annum exclusive

VAT

All figures are quoted exclusive of VAT, if applicable.

Accommodation

Approximate net internal areas:

Ground Floor	1,019 sq ft	93.9 sq m
First Floor	913 sq ft	84.9 sq m
Second Floor	990 sq ft	91.9 sq m
Total:	2,922 sq ft	270.7 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Incentives

Available subject to covenant strength

Property Highlights

- Prime corner unit
- High footfall
- Opposite Bentall Centre entrance

Location

Located in a prominent position on a prime retail pitch along Clarence Street. Nearby occupiers include Office, Foot Asylum, Fat Face and The White Stuff.

Description

The property comprises a prime retail unit with accommodation on ground, first and second floors.

Tenure

The property is available by way of an assignment of the existing lease expiring 24th June 2023. The lease is inside the provisions of the Landlord and Tenant Act.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

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NEWMARK

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Business Rates

Rateable Value	£260,000
Rates Payable (19/20)	£131,040

Interested parties should make their own enquiries with Kingston Council (020 8547 5007).

EPC

The EPC rating for the premise is D-85. Full Energy Performance Certificate available upon request.

Location Map



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