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Commercial Property Solutions

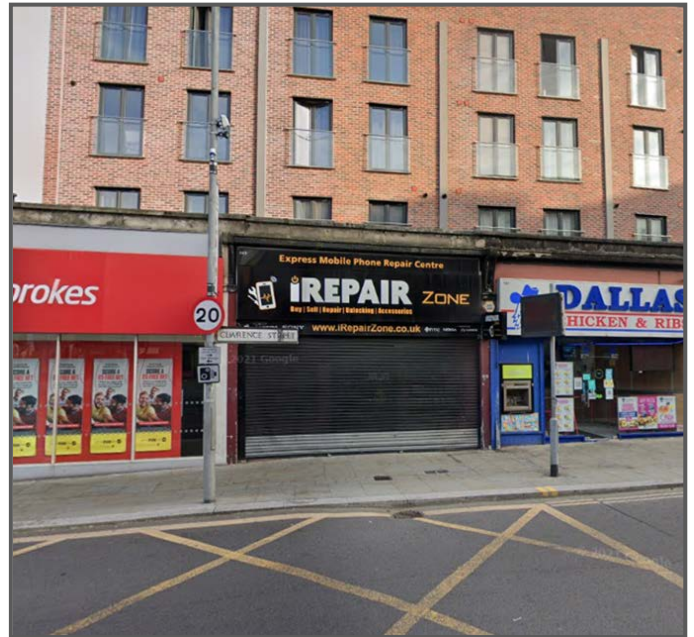
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RETAIL UNIT TO LET IN KINGSTON

**145 CLARENCE STREET,
KINGSTON, KT1 1QT**

***SUBJECT TO VACANT
POSSESSION***



Location:

The subject property occupies a prominent position on Clarence Street. Kingston National Rail station (South Western Rail) is located a short walk away from the premises, providing frequent services to London Waterloo.

Nearby multinational tenants including Wilko, Ladbrokes, Wingstop, Creams, KFC, Uniqlo, Starbucks, and Metro Bank, amongst many others.

Accommodation:

The unit is arranged over the Ground Floor and has the following approximate net internal area:

Ground Floor: 636 sq. ft. (59.05 m²)

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£47,500 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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