**PRIME RETAIL UNIT AVAILABLE**

**Subject to Vacant Possession**

# KINGSTON-UPON-THAMES

## 40B Clarence Street, Kingston-Upon-Thames, KT1 1NR

**Location**
The subject property is located in the prime section of the pedestrianised Clarence Street.

Occupiers in the nearby vicinity include **North Face**, **River Island**, **Superdrug** and **Marks & Spencer's**.

**Accommodation**
The property is arranged over ground and first floors, providing the following approximate floor areas:-

| | | |
|---|---|---|
| Ground Floor Sales: | 2,398 sq ft | 222.7 sq m |
| First Floor Ancillary: | 534 sq ft | 49.6 sq m |
| **Total:** | **2,932 sq ft** | **272.3 sq m** |

**Rent:**
Rental information available upon application.

**Tenure**
The property is available by way of a new full repairing and insuring lease for a term to be agreed.

**Rates**

| | |
|---|---|
| Rateable value: | £200,000 pa |
| UBR (2019/2020): | 0.504 p |
| Rates Payable (2019/2020): | £100,800 pa |

**Legal Costs**
Each party to be responsible for their own legal and professional costs incurred in this transaction.

**EPC**
An EPC for this property can be provided upon request.

**SAVILLS LONDON**
33 Margaret Street
London W1G 0JD

**savills.co.uk**

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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