

UNIT 2, 2 CHURCH STREET, KINGSTON KT1 1RJ



**WELL LOCATED SHOP TO LET IN
CENTRAL KINGSTON**

OIEO £80,000 pax



Reigate

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Dorking

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- Well apportioned Ground Floor Class E Unit to Let
- Located in an affluent and popular commuter town, in a pedestrianised position close to the Bentall Shopping Centre
- Nearby occupiers include Pret A Manger, Gails Bakery, Tag Heuer and L'Occitane
- Shop comprises c. 1,580 sq ft with ancillary storage to the rear
- Grade II Listed Building
- Available May 2024

T 01306 884685

LOCATION

- The property is situated on the east side of the pedestrianised Church Street, close to Market Place, a short walk from the Bentall Shopping Centre
- Kingston-upon-Thames is a major commercial centre located some 10 miles south-west of Central London
- The town benefits from excellent communications, being close to the A3, the M3 and the M25 motorways
- Kingston Rail Station provides frequent rail services to London Waterloo (journey time 25 mins)

ACCOMMODATION

- Ground floor unit comprising of circa 1,580 sq ft with 60 sq ft of ancillary accommodation to the rear
- Access to the unit is provided off of Church street with rear access available leading onto Union Street
- Net shop frontage extends to 25 feet

RENT

Offers in the region of £80,000 pax.

TENURE/LEASE TERMS

New lease direct from the Landlord on terms to be agreed.

VAT

We are advised that the premises is elected for VAT at present.

COSTS

Each party are to bear their own legal costs in the transaction.

SERVICE CHARGE

There is a service charge for the building to cover predominantly exterior maintenance and repairs of the building. This unit contributes towards this at a proportion of 23% based on floor area.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£88,000
Uniform Business Rate	£0.51.2

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

The unit has been rated (D) and remains valid until 10th June 2026. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Joint Sole Agents

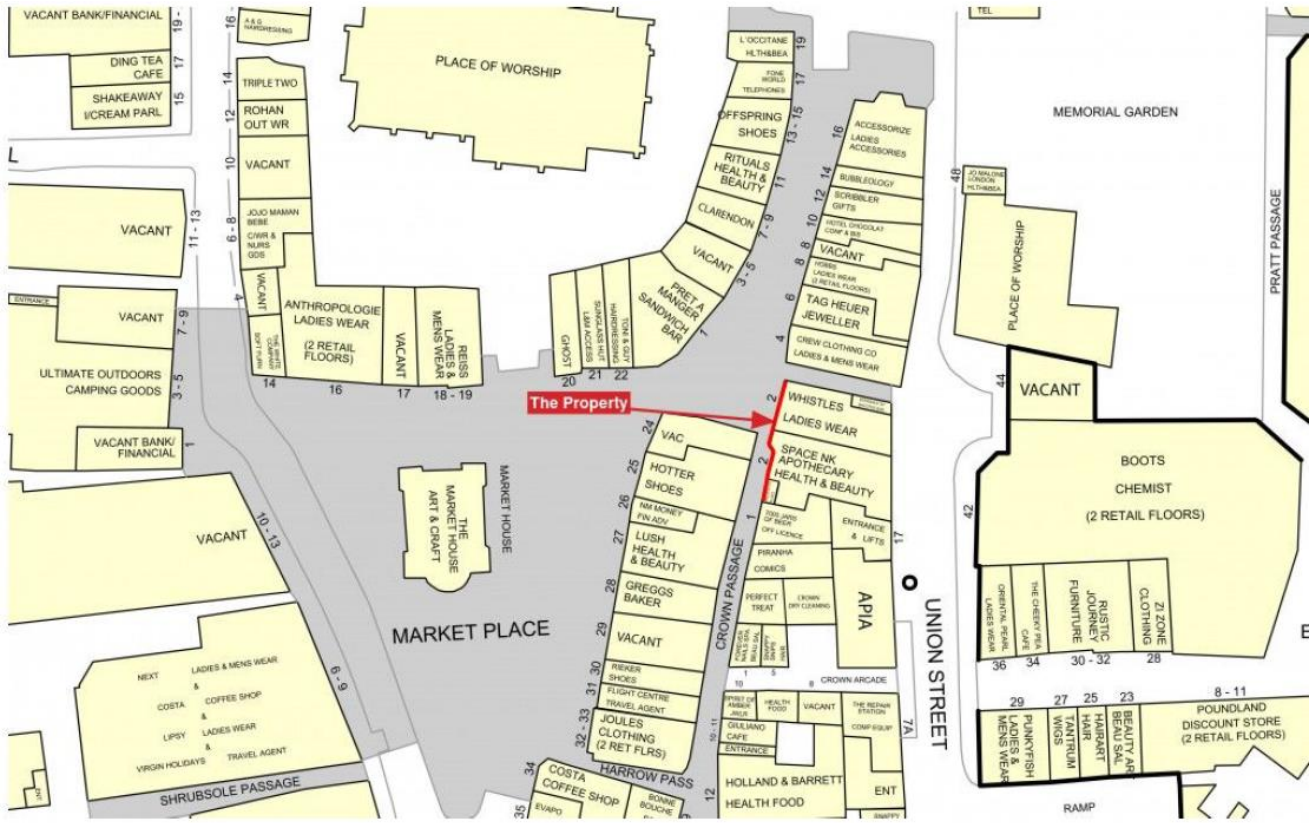
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Cattaneo Commercial

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