

PRIME SHOP TO LET

29 Market Place, Kingston, KT1 1JH



Location

The shop is situated in a prime position on Market Place, in the bustling market town of Kingston. Nearby occupiers include **Greggs, Rush Hair, Costa Coffee, Whistles, Hotel Chocolat, Pret A Manger** and **Megans**. Kingston Town is just 28 minutes from Central London by train, and therefore excels in its economy, culture and commerce.

Accommodation

The premises are arranged on ground floor and basement having the following approximate dimensions and floor areas: -

Ground Floor Area	950 sq ft	88.26 sq m
Basement Storage	500 sq ft	46.45 sq m

Lease

A new lease is available for a term of 10 years subject to a rent review at the 5th year outside the Landlord & Tenant Act 1954.

Rent

Rental offers in the region of £80,000 per annum exclusive are invited.

Rates

We understand that the premises are assessed for rates as follows: -

Rateable Value	£90,000
Rate in Pound	0.499p
Rates Payable (2023/2024)	£44,910

Interested parties are advised to verify this information with the Local Rating Authority.

Legal Costs

Each side to bear their own legal costs incurred in the transaction.

Viewings

By appointment only, via:

Tim Kourides
tim@tkretailproperty.com
07799 628 860



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