

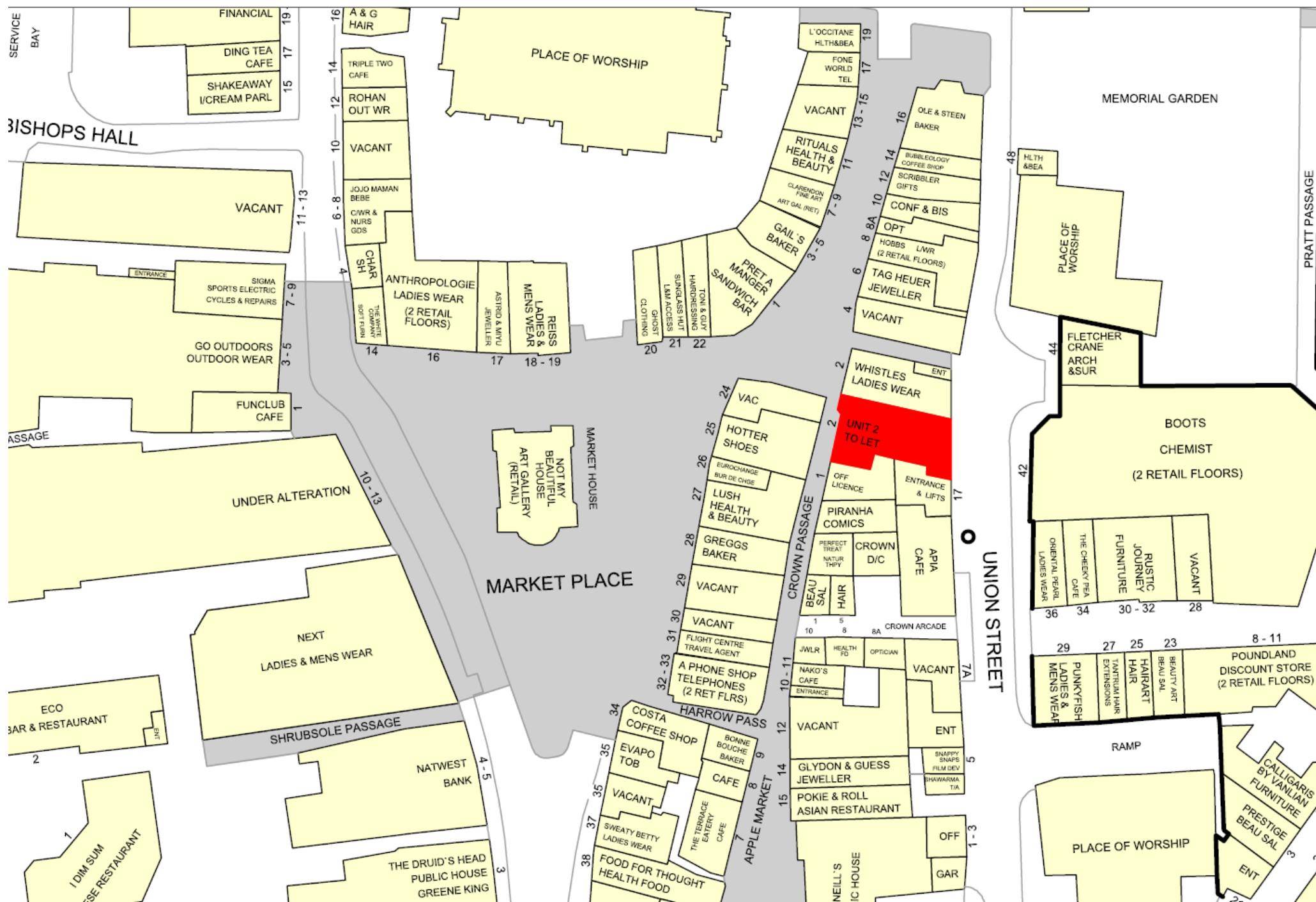
PRIME RETAIL UNIT IN KINGSTON TOWN CENTRE

1,580 SQ FT (146.8 SQ M)

TO LET



UNIT 2, 2 CHURCH STREET, KINGSTON UPON THAMES KT1 1RJ



LOCATION

The property is situated on the east side of the pedestrianised Church Street, close to Market Place and a short walk from the Bentall Shopping Centre.

Kingston mainline railway station provide a frequent rail service to London Waterloo with an approximate journey time of 25 minutes.

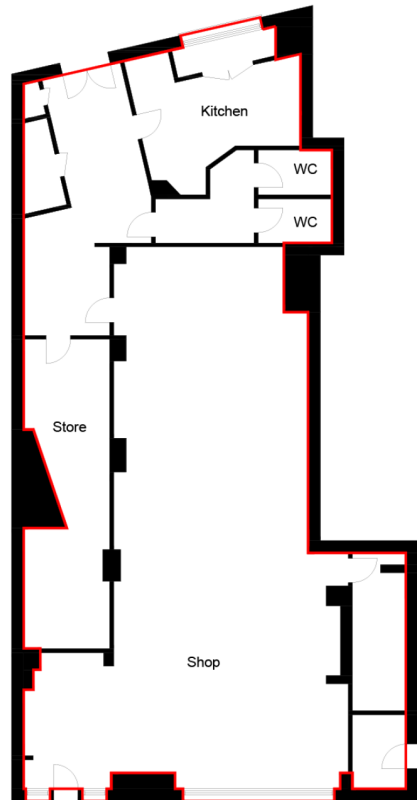
Nearby occupiers include Pret A Manger, Gails, Hobbs, Tag Heuer and L'Occitane.

DESCRIPTION

The property comprises a well apportioned class E unit with rear ancillary storage on the ground floor of this grade II listed. Access is provided off of Church Street with rear access available via Union Street.

ACCOMMODATION

Ground Floor Class E Unit	1,580 sq ft
Ancillary Storage	60 sq ft
Net frontage	25 ft

**TENURE**

The premises are available to let on a new full repairing and insuring lease for a term by arrangement.

RENT

Offers in excess of £70,000 per annum exclusive.

RATES 2025/26

Rateable Value: £88,000

Rates Payable: £48,840

We advise you verify these figures with Kingston Borough Council in due course.

VAT

We are advised that the premises are elected for VAT.

EPC

Rating: D (80)

SERVICE CHARGE

Upon application



VIEWING: Strictly by appointment through joint sole agents:

ANDY ARMIGER

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Particulars updated: 17/04/2025