

KINGSTON UPON THAMES – 57 CLARENCE STREET



- **PROMINENT CLASS E UNIT TO LET (P&C)**
- **100% PRIME LOCATION**
- **DOUBLE WIDTH FRONTAGE**

Location

The premises are situated in a 100% prime location on the north side of Clarence Street, where footfall is at its highest.

Nearby occupiers include **M&S, Flannels, Fat Face, Schuh, Holland & Barrett, Mountain Warehouse, Deichmann, Skechers, The Body Shop, Franco Manca, Joe & The Juice, Itsu** and the **Bentall Shopping Centre**.

Description

The premises comprise a prominent Class E unit arranged over ground and second floors. The shop front is relatively wide, providing excellent signage potential onto Clarence Street.

We estimate the following Net Internal Areas:

Accommodation

Ground Floor:	1,282 sq ft	119.10 sq m
Second Floor:	875 sq ft	81.29 sq m

Lease Terms

The premises are available on a new effective FRI lease; for a term to be agreed, subject to obtaining vacant possession.

Rent

Rental offers in the region of **£160,000 per annum** exclusive are invited.

Business Rates

Rateable value (From April 2026): £119,000

For business rating information visit: www.voa.gov.uk

EPC

Available on request.

Legal Costs

Each party to pay their own legal costs.

Further
Information:

Callum Mortimer

T 07714 145 932

E callum.mortimer@fourandco.uk

James Dyson

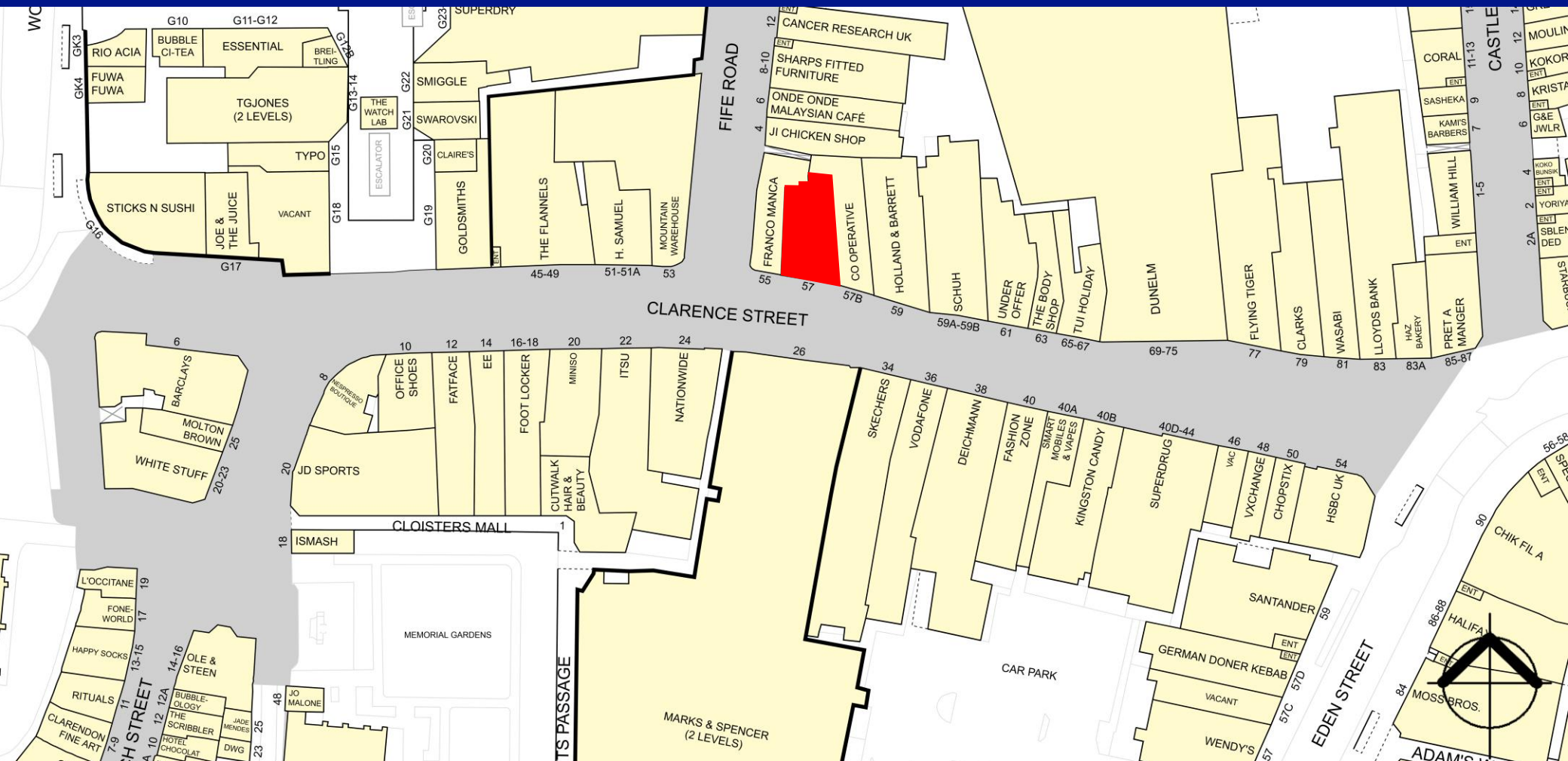
T 07818 402 071

E james.dyson@fourandco.uk

Freddie Orme

T 07795 373 735

E freddieorme@fourandco.uk



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