

**MAKING  
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**TO LET**

**RETAIL – 410 SQ FT (38.09 SQ M)**

**161 Clarence Street, Kingston Upon Thames, Surrey, KT1 1QT**

## DESCRIPTION

The property comprises a single retail unit on a corner plot.

At present there is a suspended ceiling covering the main retail space with a partition wall separating storage and a WC to the rear.

## LOCATION

161 Clarence Street is centrally located in the town centre of Kingston upon Thames.

Positioned on Clarence Street, it sits within the main retail and leisure district, close to shops, cafés, bus routes, and a short walk from Kingston railway station, offering excellent transport connections.

## ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Retail Unit	410	38.09

## AMENITIES

- Town centre location
- Adjacent to major occupiers
- Close to bus and train stations

## RENT

£26,000 per annum.

## RATES

£19,000 from April 2026.

## VAT

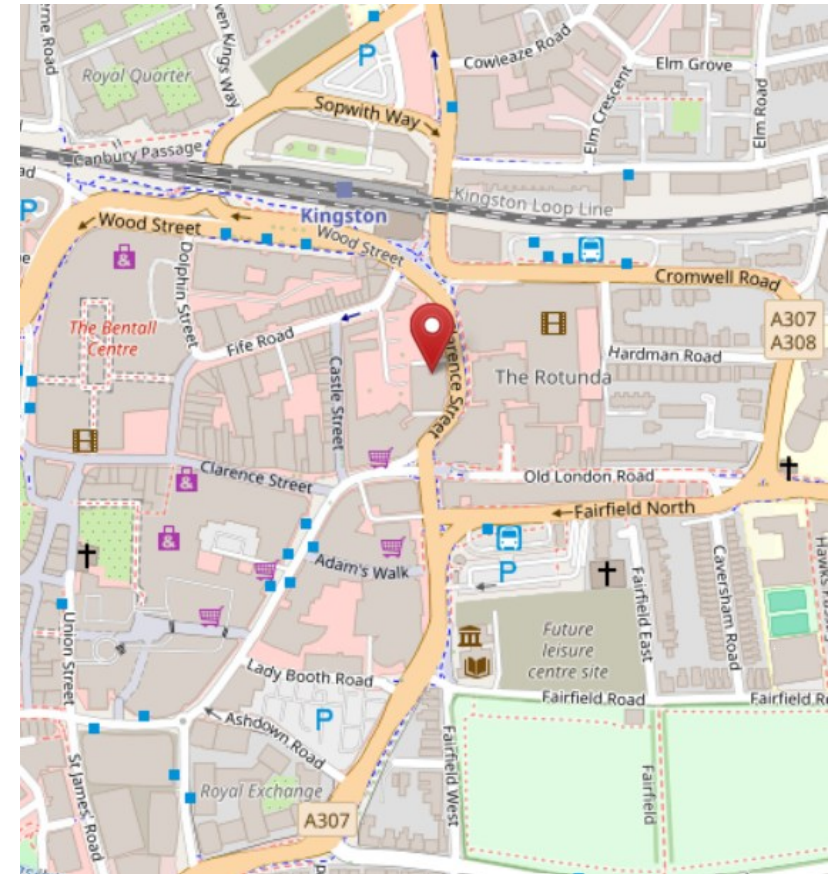
VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

The property has an EPC rating of D.



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## VIEWINGS –

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