

UNIT 7 THE GRIFFIN CENTRE

KINGSTON UPON THAMES
KT1 1JT

TO LET

GRADE II LISTED SELF-CONTAINED PREMISES
IN THE GRIFFIN CENTRE

DIRECT ACCESS TO CHARTER QUAY AND
THE THAMES RIVERSIDE PROMENADE

FITTED BAR PREMISES WITH FORMER
COOKING EXTRACTION ROUTE IN PLACE

SUITABLE FOR CLASS E USE

1ST PLUS MEZZANINE FLOOR

2,092 SQ. FT

194.35 SQ. M

SNELLER
COMMERCIAL

CHARTERED SURVEYORS

RIB

ROBERT IRVING BURNS

DESCRIPTION

Unit 7 (First & Mezzanine Floors) comprises the former Griffin Inn Assembly Rooms, which have been converted into a high-end bar and restaurant premises, accessed via a dedicated ground-floor reception entrance.

The accommodation is principally arranged over the first floor, incorporating an impressive dining area with additional mezzanine-level space. The commercial kitchen is situated at first-floor level and benefits from a dedicated food lift, providing convenient service between the kitchen and dining areas.

The premises form part of the established Griffin Centre, with nearby occupiers including Mimosa Coffee Shop, Poor Boys restaurant and The Rose Theatre, contributing to a vibrant and well-established leisure and hospitality destination.



AMENITIES

- HIGH-END BAR AND RESTAURANT PREMISES
- DEDICATED GROUND-FLOOR RECEPTION ENTRANCE
- IMPRESSIVE DINING AREA
- ADDITIONAL MEZZANINE-LEVEL SPACE
- COMMERCIAL KITCHEN AT FIRST-FLOOR LEVEL
- DEDICATED FOOD LIFT
- FORMER GRIFFIN INN ASSEMBLY ROOMS
- ESTABLISHED LEISURE AND HOSPITALITY DESTINATION

FINANCIALS

FLOOR	1st and Mezzanine
SIZE (SQ. FT.)	2,092
QUOTING RENT (P.A.)	£45,000
ESTIMATED RATES PAYABLE (P.A.)	£11,527
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£56,527





Poor Boys



Jo Malone



Bentall Centre



Rose Theatre



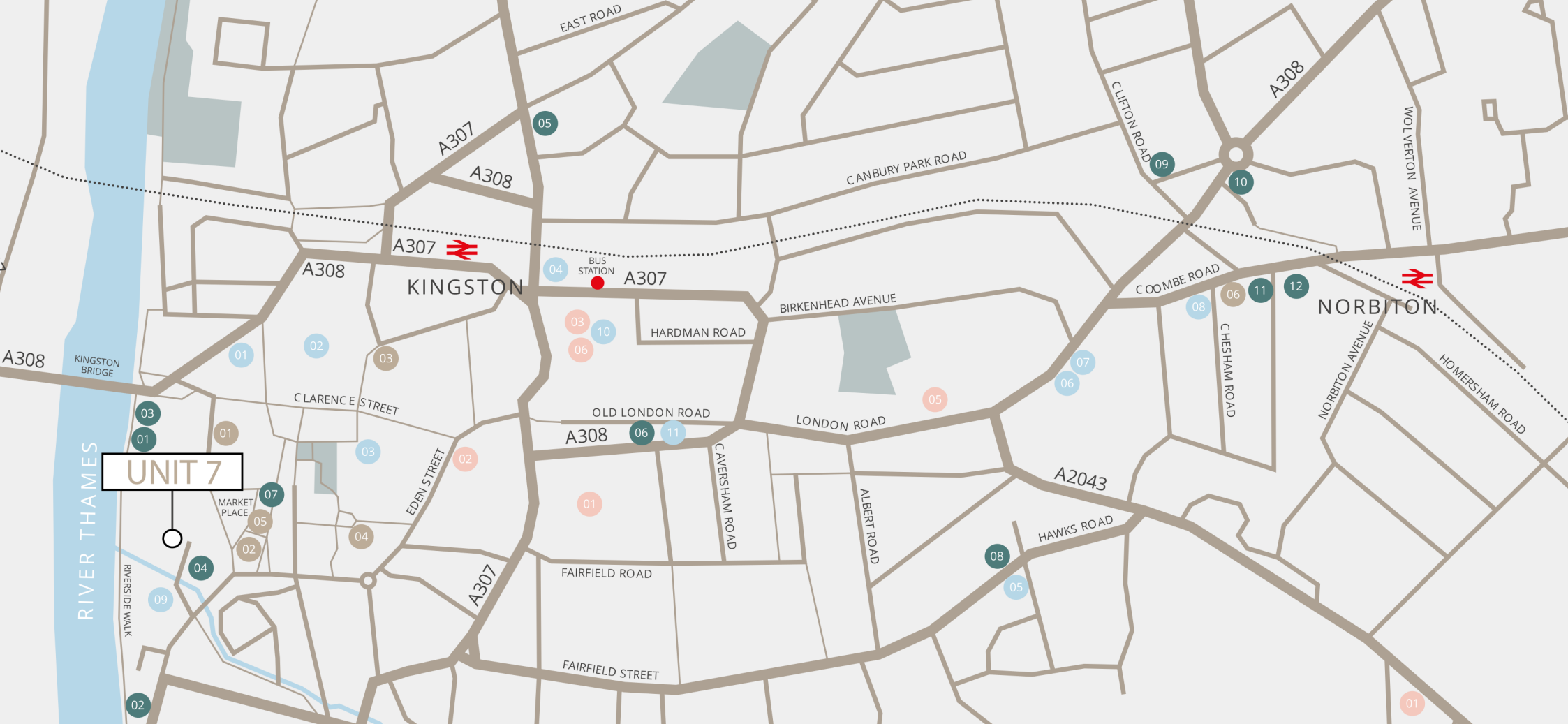
Th Bishop

LOCATION & SITUATION

LOCATED IN KINGSTON UPON THAMES

The Griffin Centre is a Grade II listed building which was historically used as a coaching inn and has been transformed into a shopping arcade situated directly off Kingston's ancient market square making it the third largest shopping centre in greater London with an estimated 1.4 million sq ft of retail space.

The Griffin Centre faces the junction of the High Street and Eden Street with pedestrian access leading to Charter Quay and the Thames riverside walk.



Retail & Leisure

- | | | |
|------------------|---------------------------|--------------------------------|
| 01 John Lewis | 05 Post Office | 09 Rose Theatre |
| 02 Bental Centre | 06 Asda | 10 Odeon IMAX |
| 03 M&S | 07 Ramo's Turkish Kitchen | 11 Outside the Box Comedy Club |
| 04 Tesco Express | 08 Wined up here | |

Eating & Drinking

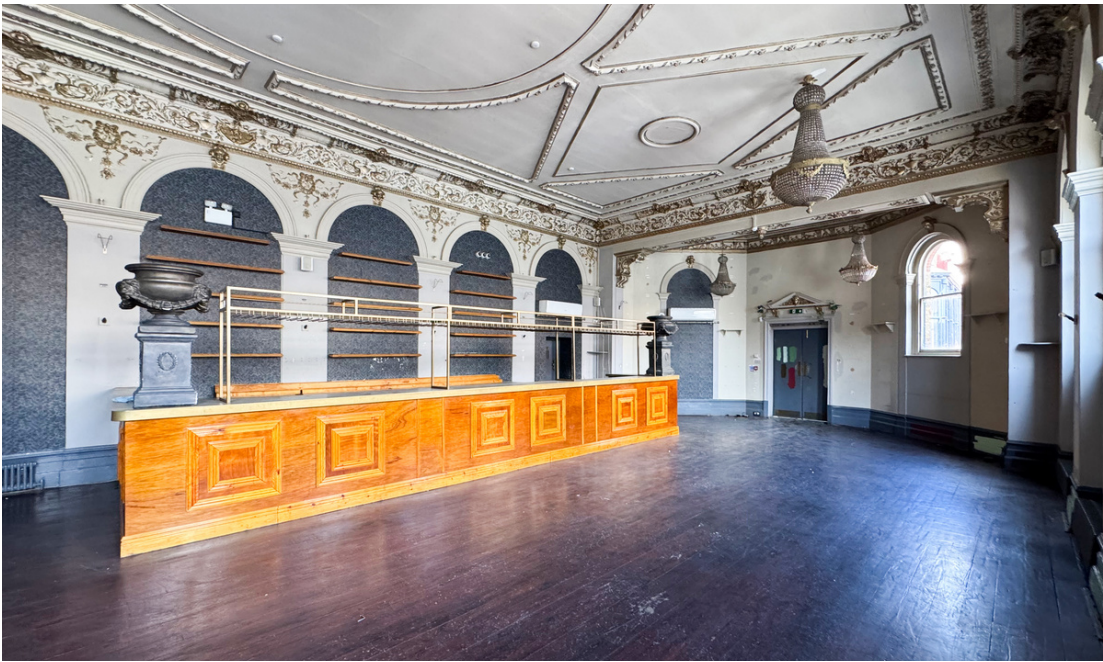
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|---------------|-------------------------|------------------------|
| 01 The Bishop | 05 Obon | 09 The Norbiton |
| 02 Stein's | 06 Thai on Thames | 10 The Black Horse |
| 03 Haché | 07 7000 Jars of Beer | 11 Fish! Kitchen |
| 04 Poor Boys | 08 The Bricklayers Arms | 12 Trattoria Calabrese |

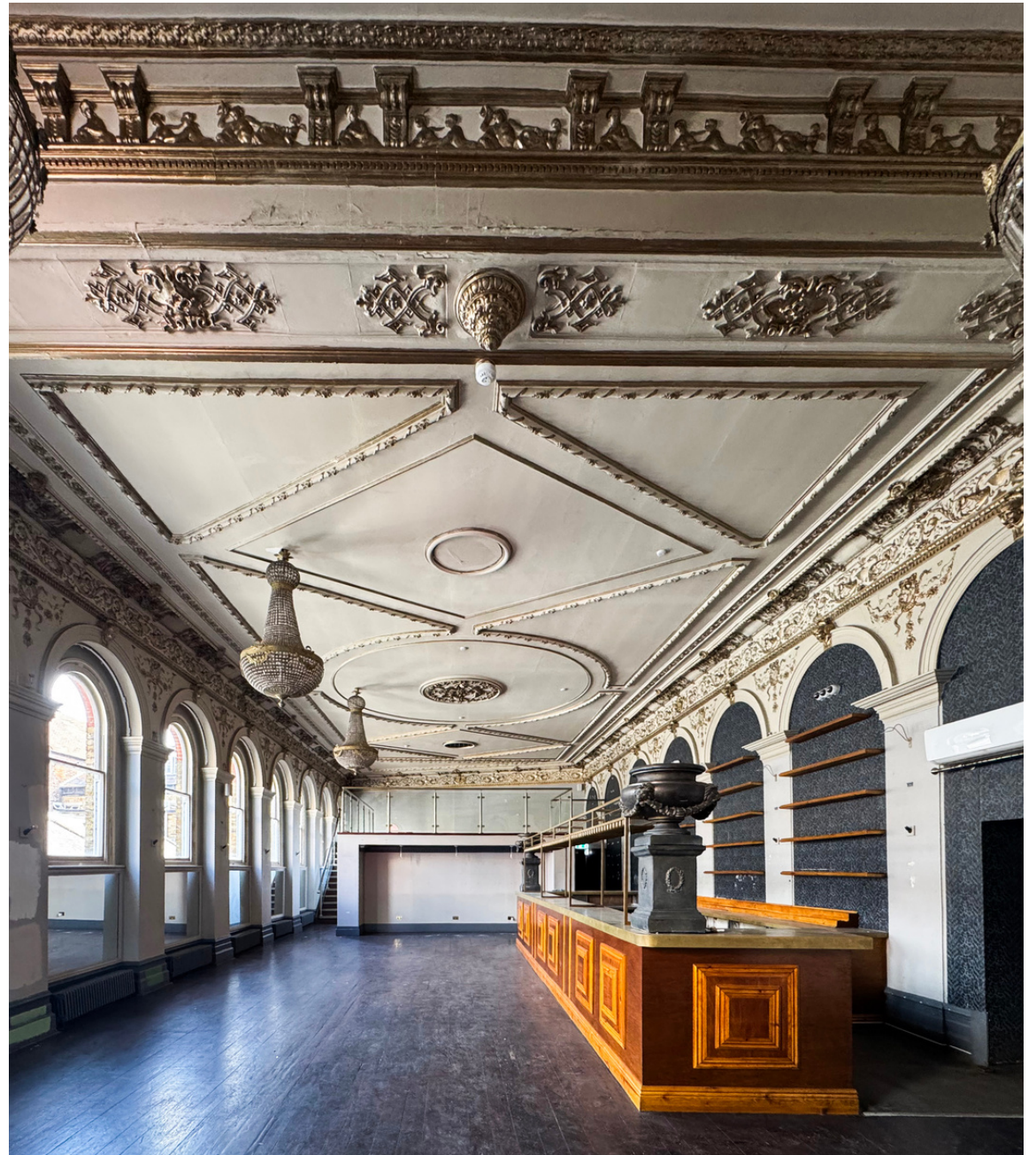
Cafés

- | | |
|-----------------------------|---------------------------|
| 01 Local Hero | 04 Caffé Nero |
| 02 Giuliano | 05 Costa Coffee |
| 03 Beanberry Coffee Company | 06 Norbiton Sandwich Shop |

Fitness

- | | |
|--------------------|---------------|
| 01 F45 Training | 05 Strive |
| 02 The Gym | 06 GetBodyFit |
| 03 David Lloyd | |
| 04 Nuffield Health | |





FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

LICENCING INFORMATION

TBC

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

63 C. A copy of the certificate is available upon request.

FLOOR PLANS

Available upon request.

VAT

The property is elected for VAT

CONTACT US

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. August 2026

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