

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

GROUND FLOOR

991 SQ. FT

92.06 SQ.M

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

RIB
ROBERT IRVING BURNS

Unit 7 The Griffin Centre



DESCRIPTION

Unit 7 (Ground Floor) comprises a former high-end bar premises arranged entirely over ground floor level.

The unit benefits from an internal WC and the potential for some external seating, subject to the necessary licences and consents.

The premises occupy a prominent position within the Griffin Centre, with nearby occupiers including Mimosa Coffee Shop, Poor Boys restaurant and The Rose Theatre, helping to create an established and vibrant leisure and hospitality destination.



AMENITIES

- 1 MINUTE WALK FROM KINGSTON ROSE THEATRE
- HIGH-END BAR PREMISES
- AIR CONDITIONING
- OUTSIDE COURTYARD SEATING AREA
- RIVERSIDE SETTING
- INTERNAL WC
- POTENTIAL FOR SOME EXTERNAL SEATING

FINANCIALS

FLOOR	Ground Floor
SIZE (SQ. FT.)	991
QUOTING RENT (P.A.)	£37,500
ESTIMATED RATES PAYABLE (P.A.)	£5,460
SERVICE CHARGE	£7,532
ESTIMATED OCCUPANCY COST (P.A.)	£50,492





Poor Boys



Jo Malone



Bentall Centre



Rose Theatre



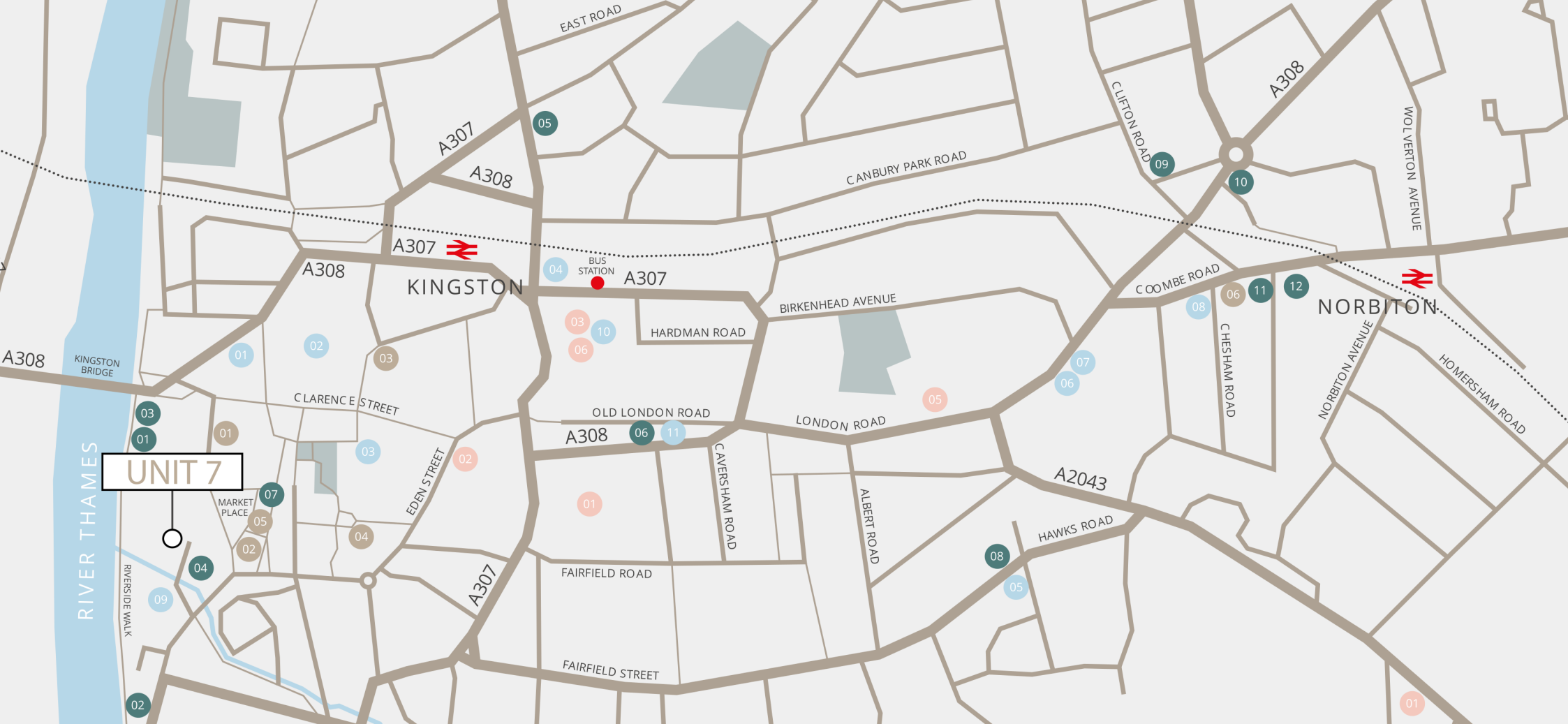
Th Bishop

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

- | | | |
|---------------|-------------------------|------------------------|
| 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

Matthew Mullan

07741 909 806

Matthewm@rib.co.uk

Jim Clarke

07889 456 957

Jim@rib.co.uk

Henry Bacon

07780 472 942

Henry@rib.co.uk

Thomas D'arcy

07909 259 004

Thomas@rib.co.uk

OR OUR JOINT AGENTS

Sharon Bastion

020 8977 2204

Sharon@snellers.com

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. September 2026

RIB

ROBERT IRVING BURNS

SNELLER
COMMERCIAL

CHARTERED SURVEYORS