

Prominent Shop to Let

**Units 2 & 3
2 & 2A Clarence Street &
34/36 Thames Street
Kingston Upon Thames
KT1 1PB**

- Prominent corner location
- Opposite John Lewis
- Close to TK Maxx and The Bentall Centre
- Subject to vacant possession



Sanderson
Weatherall





Location

Kingston upon Thames stands as a premier retail and leisure destination in Greater London and the South East with a wide range of shops, restaurants, entertainment venues, theatres and galleries. The prime shopping area is focused around Clarence Street and The Bentall Centre.

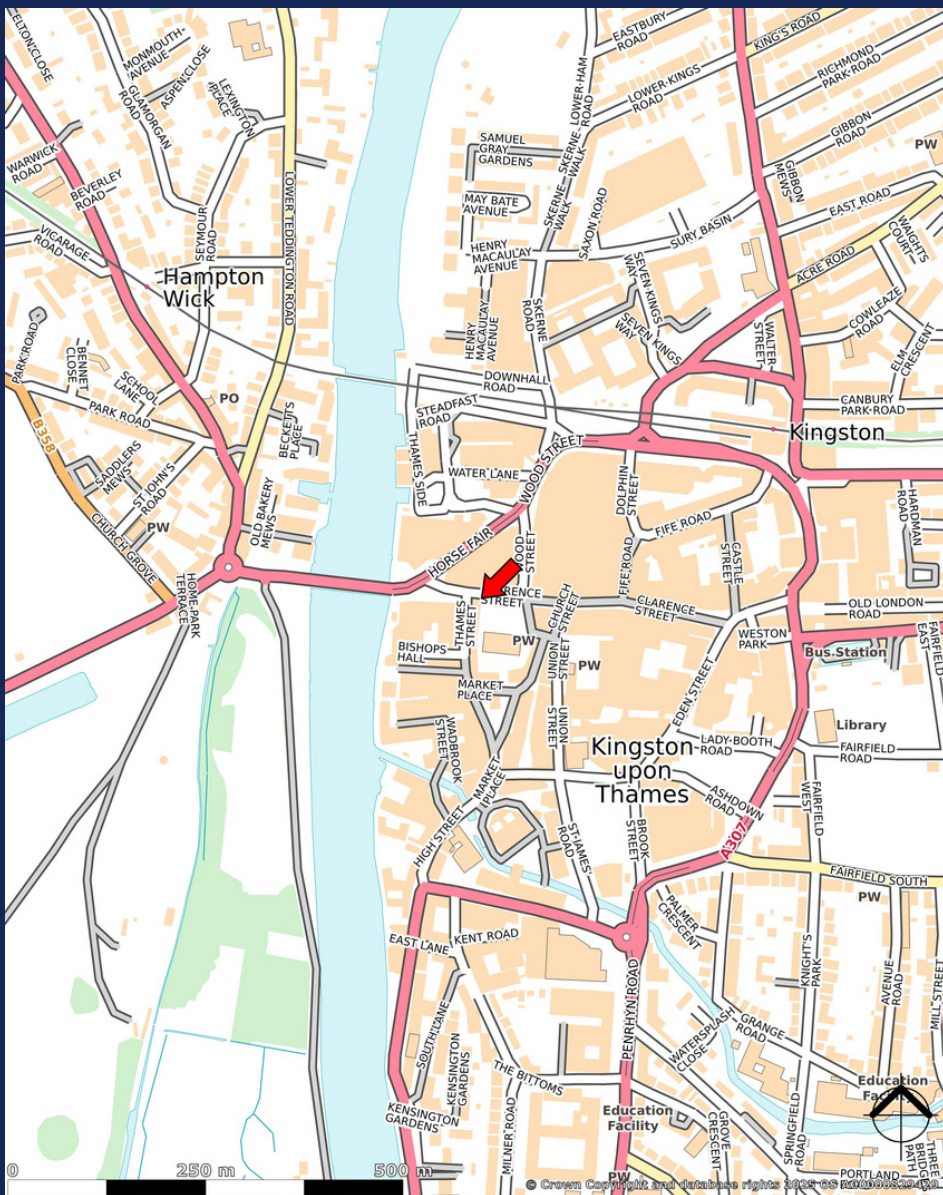
The subject property is located towards the western end of Clarence Street at the junction with Thames Street, opposite John Lewis. Thames Street provides an important link between Clarence Street, The Bentall Centre, Market Place and Kingston Riverside (F&B destination). Other notable occupiers in the vicinity include TK Maxx, Lakeland, Sostrene Grene and The White Company.

Description

The property has frontages to both Clarence Street and Thames Street. It provides ground floor sales with storage, office and staff amenities at basement level.

Lease

New FRI lease for a term to be agreed subject to periodic rent reviews.



Accommodation

Approx NIA	SQ. M	Sq. Ft
Ground Floor	150.44	1,619
Basement	162.19	1,746
Total	312.63	3,365

Rent

Offers in excess of £105,000 per annum exclusive.

Business Rates

Rateable Value: £64,000

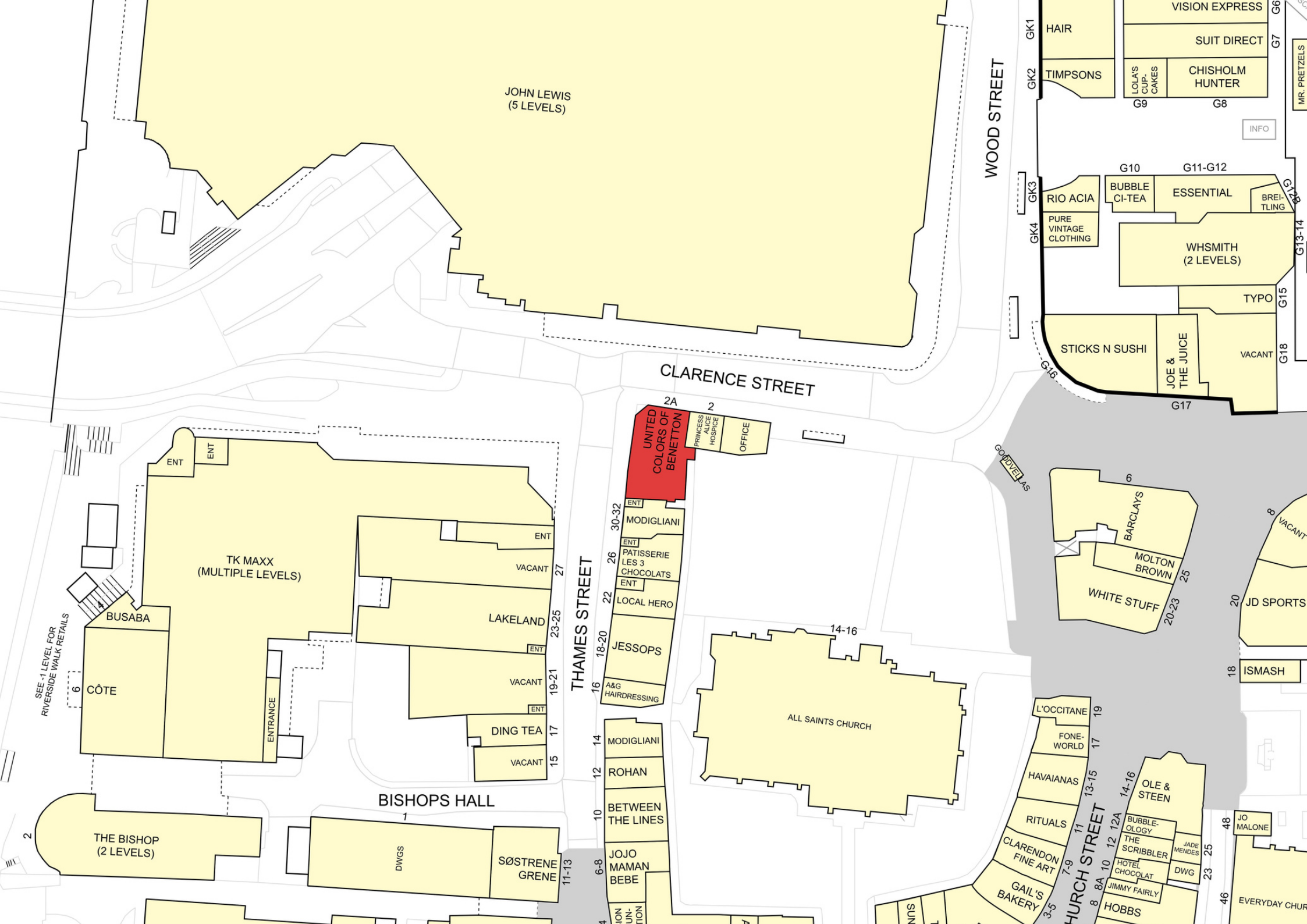
Planning

Class E

Costs

Each party to be responsible for its own legal and professional costs.





Further Information

VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.
FOR FURTHER INFORMATION PLEASE CONTACT:



Sanderson
Weatherall

Paul Moody

0207 851 2129 / 07774 693 545
paul.moody@sw.co.uk

Sanderson Weatherall LLP

4th Floor, 87 Bartholomew Close,
London, EC1A 7EB

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

JANUARY 2025