

UNIT 7 THE GRIFFIN CENTRE

KINGSTON UPON THAMES
KT1 1JT

TO LET

GRADE II LISTED BUILDING 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

ALCOHOL LICENCE TO BE TRANSFERRED

311.5 SQ. M
(3352 SQ. FT) APPROX.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

RIB
ROBERT IRVING BURNS

DESCRIPTION

Unit 7 comprises the former Griffin Inn Assembly Rooms which have been converted into a high end bar premises arranged over ground and first floors with a first floor dining room.

The kitchens are situated at first floor level benefitting from a food elevator. There is also an outside courtyard seating area overlooking the Hogsmill River.

Other traders within the Griffin Centre and close by include Mimosa coffee shop, Poor Boys restaurant and The Rose Theatre.



AMENITIES

- 1 MINUTE WALK FROM KINGSTON ROSE THEATRE
- AIR CONDITIONING
- FIRST FLOOR KITCHEN
- FOOD ELEVATOR
- OUTSIDE COURTYARD SEATING AREA
- RIVERSIDE SETTING
- UNIQUE, ORNATE 1ST FLOOR DINING ROOM

VAT

The building is elected for VAT.

Unit 7 The Griffin Centre

FINANCIALS

QUOTING RENT (P.A.)	£65,000
ESTIMATED RATES PAYABLE (P.A.)	£20,210
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£85,210

FLOOR	GROUND FLOOR	FIRST FLOOR			TOTAL
	RESTAURANT	RESTAURANT	MEZZANINE	KITCHENS	
SIZE (SQ.FT.)	1,014	1,348	438	552	3,352
SIZE (SQ.M.)	94.2	125.2	40.7	51.3	311.4



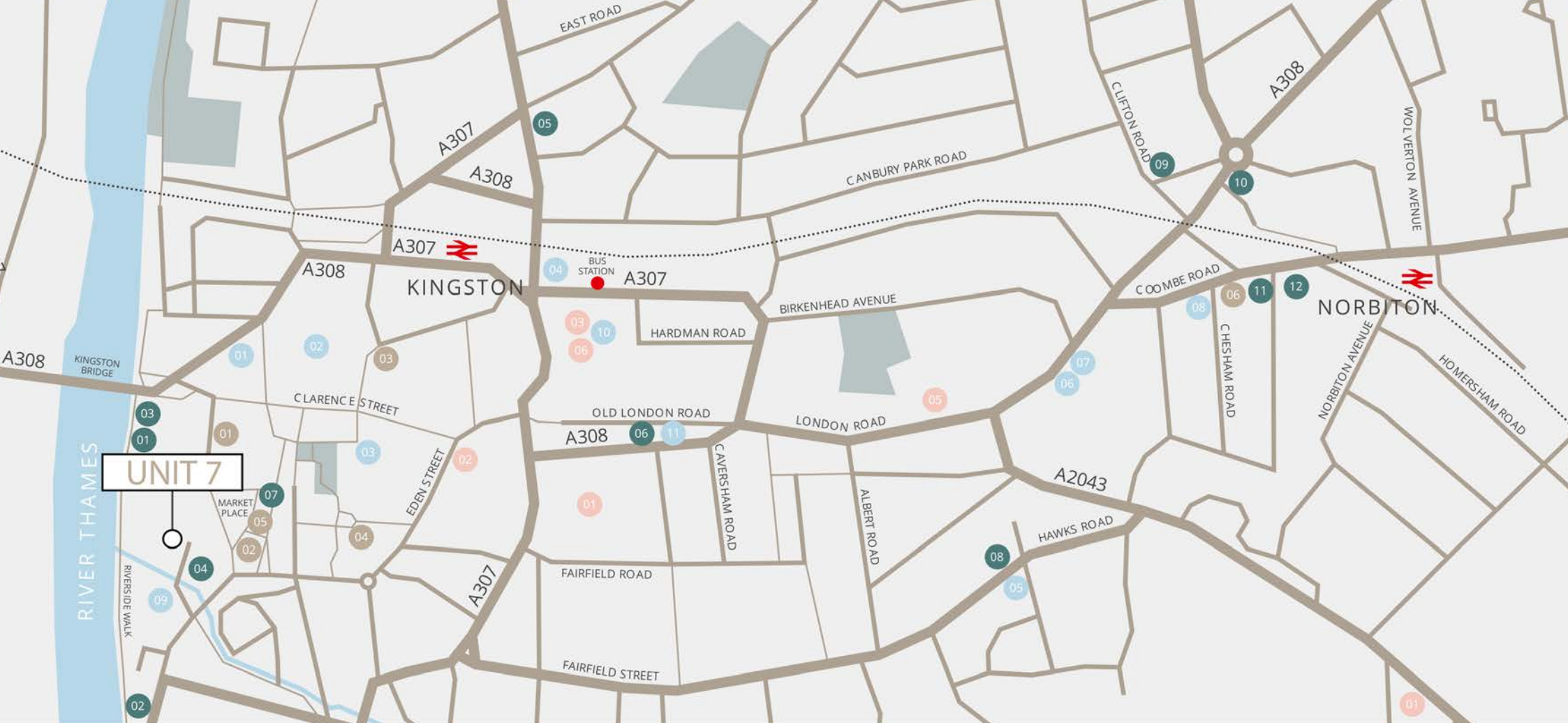


LOCATION & SITUATION

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 |

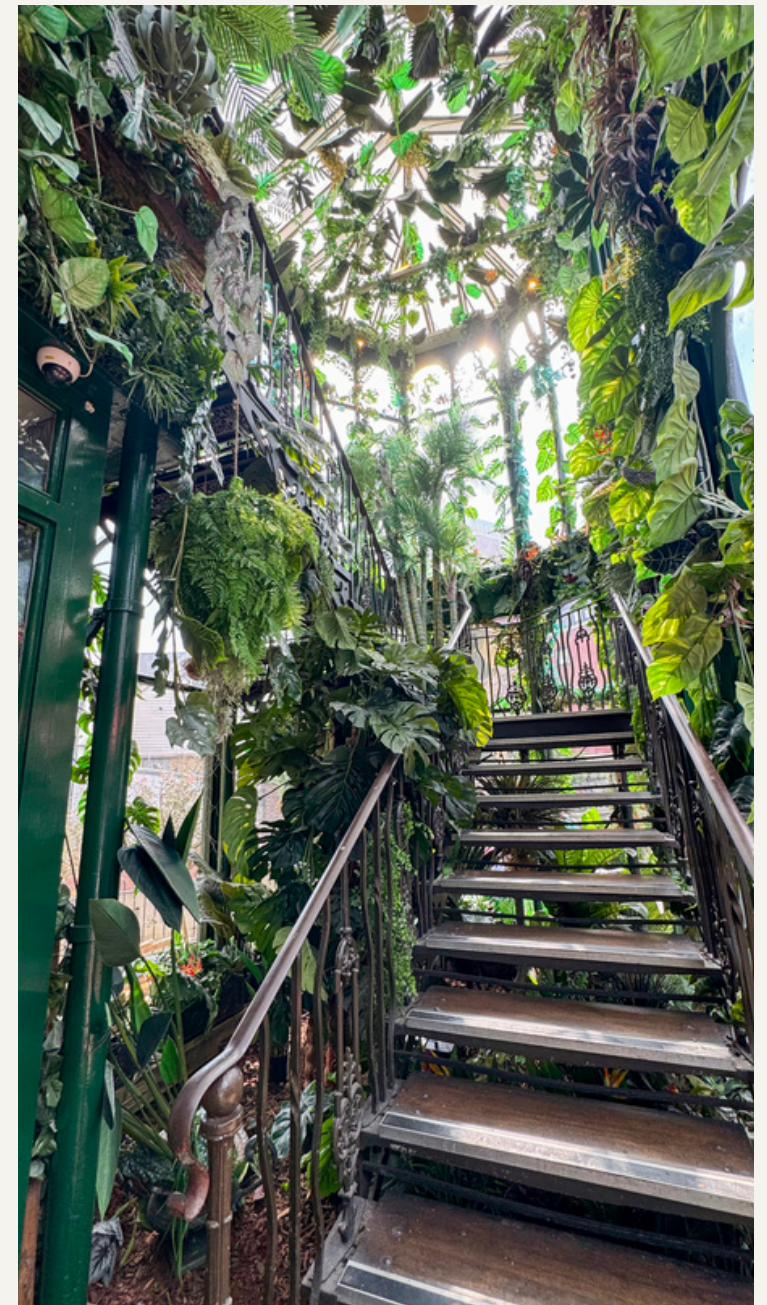
Cafés

- | | |
|-----------------------------|---------------------------|
| 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.

CONTACT US

Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

OR OUR JOINT AGENTS

Sharon Bastion

020 8977 2204

Sharon@snellers.com

Scott Helyer

020 8977 2204

Scott@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.

RIB

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