

UNIT 4 THE GRIFFIN ARCADE

KINGSTON UPON THAMES
KT1 1JT

TO LET

FORMER RESTAURANT PREMISES IN A PROMINENT
LOCATION FRONTING THE MARKET PLACE IN
KINGSTON UPON THAMES

FULL EXTRACTION IN PLACE (NOT TESTED)

CORNER RETURN WITH DIRECT ACCESS TO CHARTER
QUAY AND THE THAMES RIVERSIDE PROMENADE

SUITABLE FOR CLASS E USE

GROUND AND FIRST FLOOR

1,700 SQ. FT

157.9 SQM

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

RIB
ROBERT IRVING BURNS

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DESCRIPTION

Unit 4 comprises a former restaurant premises with corner return fronting both The Market Place and The Griffin Arcade. The ground floor benefits from a fully tiled floor and disabled WC facilities.

The kitchen area is currently situated at first floor level benefitting from cooking extraction, WC and a fitted cold store.



AMENITIES

- COOKING EXTRACTION SYSTEM IN PLACE
- FITTED COLD STORE
- AIR CONDITIONING (NOT TESTED)
- DIRECT ACCESS TO CHARTER QUAY
- DIRECT ACCESS TO THE THAMES RIVERSIDE PROMENADE
- PROMINENT CORNER RETURN FRONTAGE
- FRONTING THE MARKET PLACE IN KINGSTON UPON THAMES
- FORMER RESTAURANT PREMISES (FITTED FOR RESTAURANT USE)

UNIT 4 THE GRIFFIN ARCADE

FINANCIALS

G & 1ST

SIZE (SQ.FT.)	1,700
QUOTING RENT (P.A.)	£50,000
ESTIMATED RATES PAYABLE (P.A.)	£31,500
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£81,500

FLOOR	GROUND FLOOR	FIRST FLOOR
SIZE (SQ.FT.)	900	800
SIZE (SQ.M.)	83.6	74.3



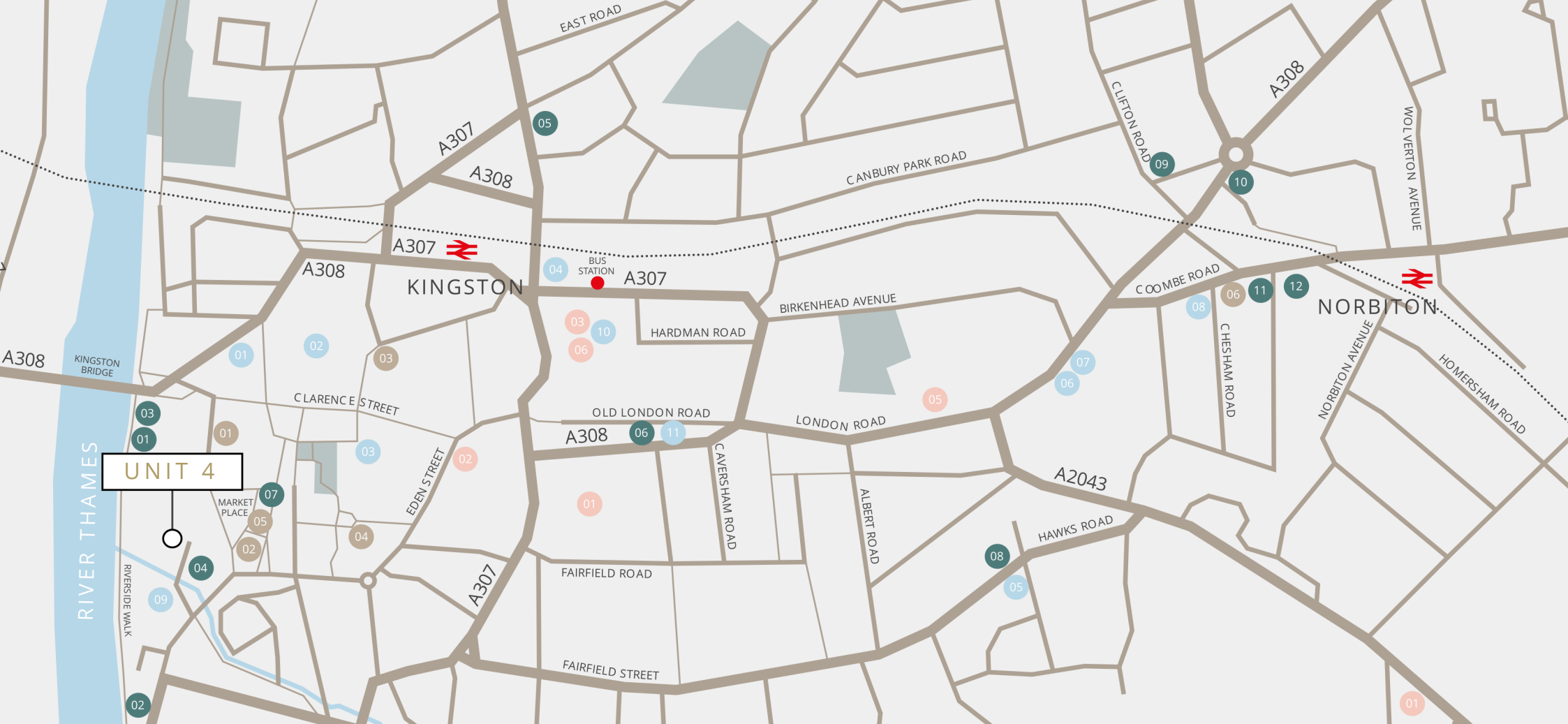


LOCATION & SITUATION

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

77 D. A copy of the certificate is available upon request.

FLOOR PLANS

Available upon request.

FLOOR PLANS

Energy Performance Rating: D77

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. April 2026

RIB

ROBERT IRVING BURNS

SNELLER
COMMERCIAL

CHARTERED SURVEYORS