

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 & 1ST PLUS
MEZZANINE FLOOR

3,083 SQ. FT

286.42 SQ. M

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 premise 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

FINANCIALS

	Ground Floor	1st and Mezzanine	Total
FLOOR			
SIZE (SQ. FT.)	991	2,092	3,083
QUOTING RENT (P.A.)	£37,500	£40,000	£65,000
ESTIMATED RATES PAYABLE (P.A.)	£5,460	£11,527	£16,987
SERVICE CHARGE	£7,532	£15,899	£23,509
ESTIMATED OCCUPANCY COST (P.A.)	£50,492	£67,426	£105,496



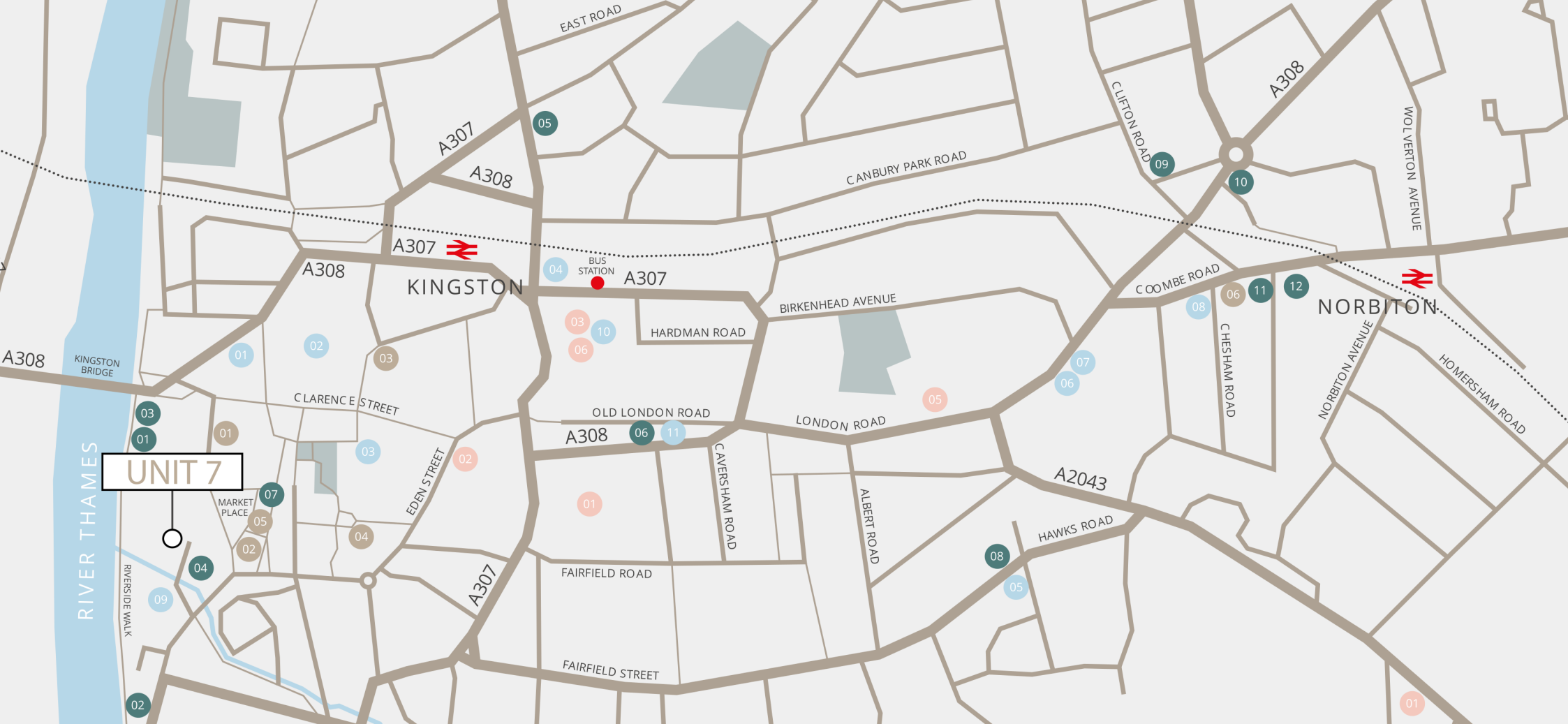


LOCATION & SITUATION

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 |

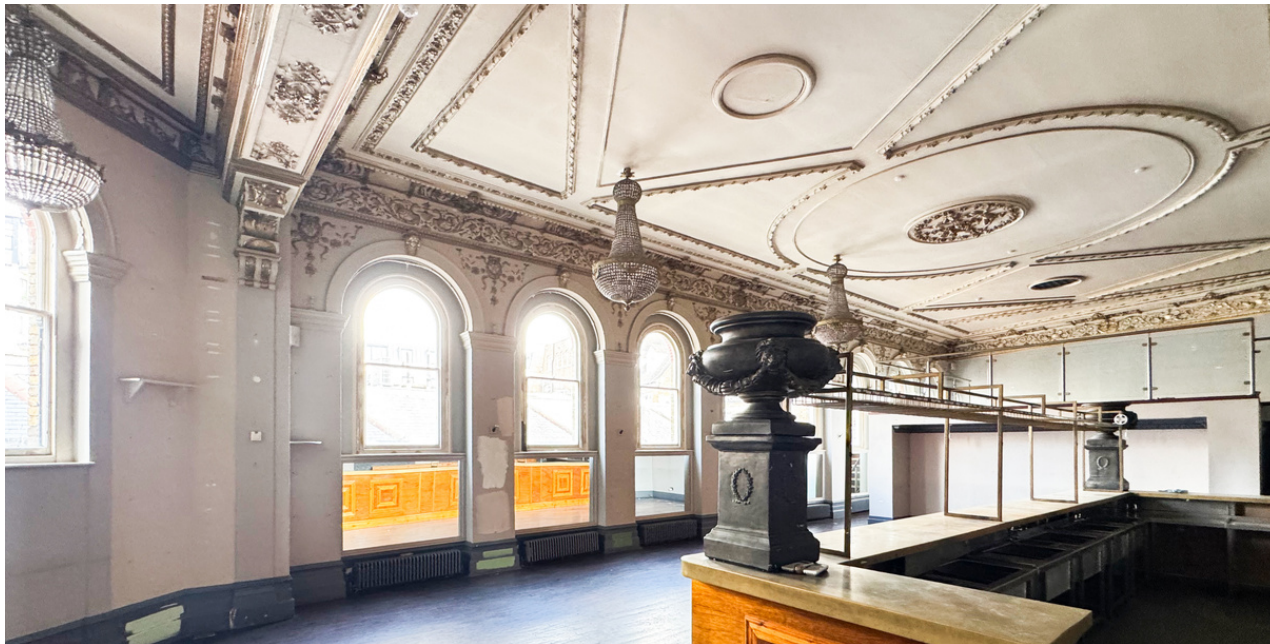
Cafés

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

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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. September 2026

RIB

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