



Owen
Isherwood
CHARTERED SURVEYORS

SHOP LEASE FOR SALE

RETAIL PROPERTY
1,253 sq. ft (116.40 sq m)

36 Market Place, Kingston Upon Thames KT1 1JQ

LOCATION

The property occupies a busy trading location in Market Place immediately adjacent to Sweaty Betty and close to Joules, Costa, Greggs, Lush and Next.

ACCOMMODATION

The property is arranged on ground and basement levels and the following dimension and areas are provided.

Internal Width	22'4"	6.85m
Shop Depth	43'7"	13.28m
Ground Floor Sales	840 sq. ft	78.04 sq. m
Basement Sales	271 sq. ft	25.17 sq. m
Stores	93 sq. ft	8.64 sq. m
Kitchen	53 sq. ft	4.92 sq. m
WC		
Total	1,253 sq. ft	116.40 sq. m

LEASE

The property is held on a 15-year full repairing and insuring lease from 13th March 2009 at a current rental of £71,250 per annum exclusive of rates, service charge and VAT (if applicable). Upon assignment of the lease incentives are available to bona fide parties.

EPC

C – 70

RATES

Rateable Value: £60,000

Rates Payable: £30,720

Please note that following government legislation business Rates Payable until April 2022 will be a third of normal levels.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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