

51-53 Clarence Street, Kingston-upon-Thames



Location

Very prominent corner location on prime Clarence Street at its junction with Fife Road. Occupiers in the vicinity include Flannels, M&S, ITSU, Skechers and Franco Manca. The entrances to Bentall Centre are also very close by. A goad plan is on the reverse of these particulars.

Accommodation

Ground Floor	4,892 sq ft	454.65 sq m
First Floor Sales/Ancil	3,396 sq ft	315.61 sq m
Second Floor	668 sq ft	62.08 sq m
Third Floor	1,097 sq ft	101.95 sq m
Total	10,053 sq ft	934.29 sq m

Lease

Subject to vacant possession, a new FRI lease is available for a term of years to be agreed.

Rent

On application.

Rates

Rateable Value	£168,000
UBR	0.546 (2024/25)

Government rates relief may apply to this property - interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their exact liabilities and any transitional relief.

Energy Performance Certificate

Available upon request.

Costs

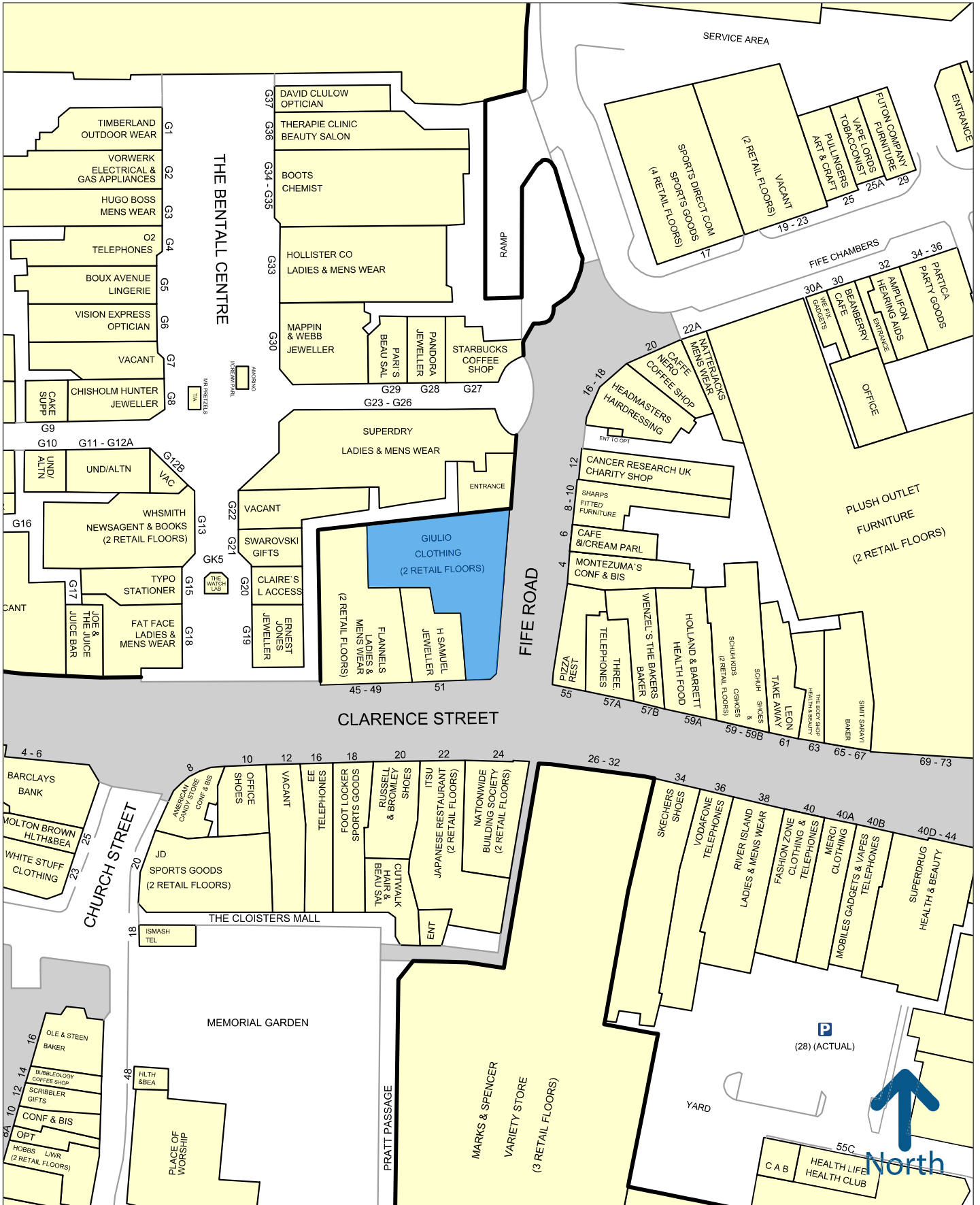
Each party to bear their own costs incurred.

Viewing

Strictly by prior appointment as staff are unaware.

Contact

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Experian Goad Plan Created: 14/05/2024
Created By: Kitchen LaFrenais Morgan

