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CLASS E UNIT TO LET IN KINGSTON

**40 FIFE ROAD, KINGSTON UPON
THAMES, SURREY, KT1 1SZ**

SUBJECT TO VACANT POSSESSION

Location:

The subject property is located on the busy Fife Road, in the heart of Kingston town centre, close to The Bentall Centre. Kingston upon Thames is an affluent area with a population of c. 170,000. Kingston Station (Southwestern Railway) is located a short walk away and provides services into London Waterloo in just 25 minutes.

Nearby well-known multi-national occupiers include: Caffè Nero, Sports Direct, Cancer Research, Admiral, Starbucks, Superdry, Franco Manca and Marks & Spencer. In addition to various well established independent operators.

Accommodation:

The unit is arranged over Ground Floor only and has the following approximate net internal areas:

Ground Floor: 1,150 sq. ft. (106.84 m²)

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.



Rent:

£55,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

