



# CLASS E UNIT TO LET IN KINGSTON

**39 WALTER STREET, KINGSTON  
UPON THAMES, KT2 5BW**



## **Location:**

The subject property is located to the rear of Richmond Road on Walter Street in Kingston. Kingston Station (South Western Rail Services) is located a short walk away from the property.

Nearby occupiers include Pizza Hut, Evans Cycles and Balfes Bikes in addition to various well established independent operators.

## **Accommodation:**

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

**Ground Floor: 365 sq. ft. (33.91 m<sup>2</sup>)**

## **Use:**

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

## **Rent:**

£12,500 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:**

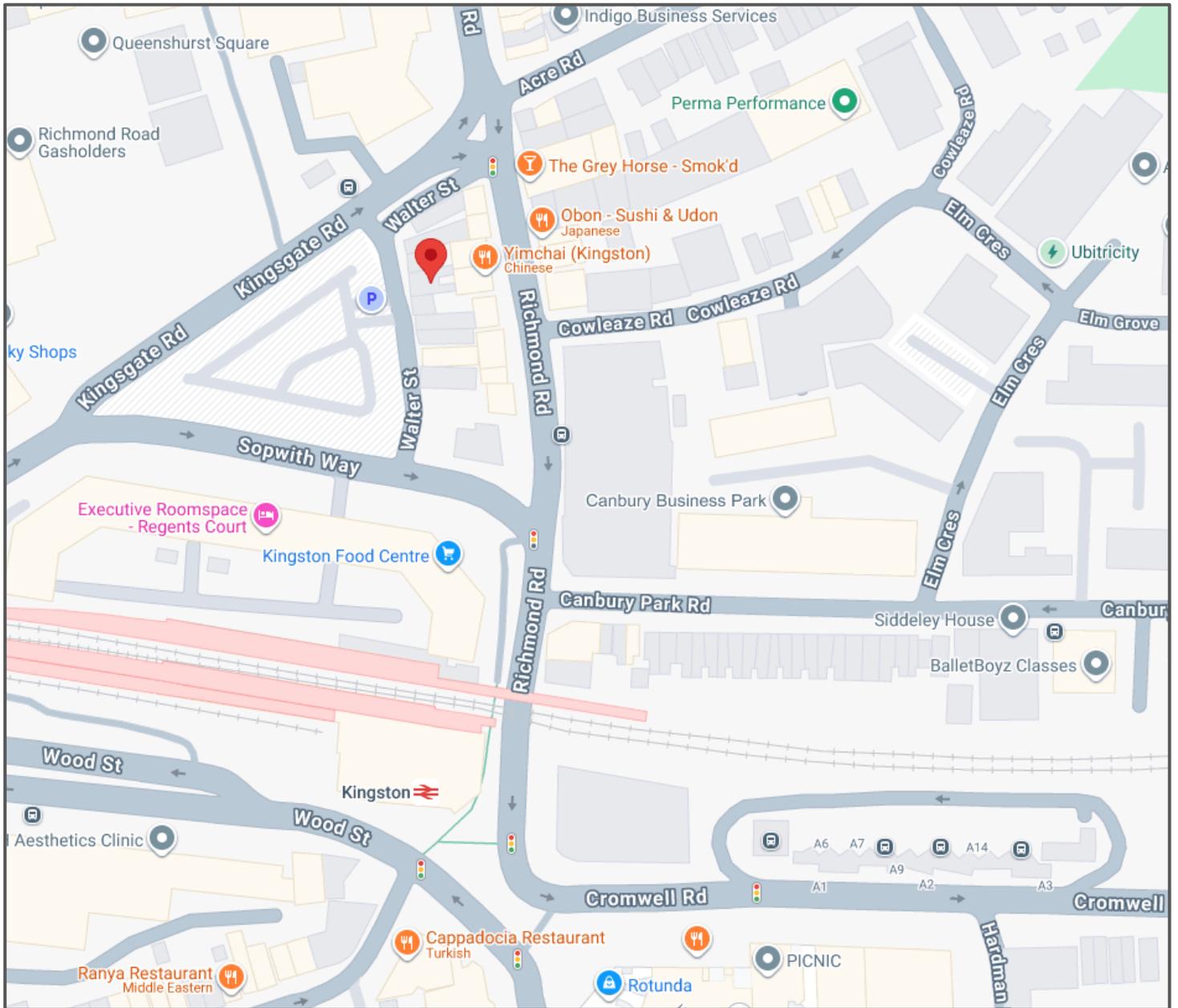
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