



4 Fife Road Kingston

- Short unexpired term
- Attractive shop
- New lease available

Prime lease for sale

Location

Located on the popular Fife Road, a busy route between the train station and Clarence Street. The unit is located midway between a side entrance into the Bentall Centre & Clarence Street itself. Nearby retailers including Monsoon, Oasis, Gap and Holland & Barrett.

Description

The property is arranged over ground floor only and has an attractive façade.

Tenure

The property is held on a lease expiring 28th October 2022, contracted inside the Landlord and Tenant Act.

Rent

£67,000 per annum exclusive

Accommodation

Approximate net internal areas:

Ground Floor	587 sq ft	54.5 sq m
First Floor	434 sq ft	40.3 sq m
Second Floor	318 sq ft	29.5 sq m

Total: 1,339 sq ft 124.3 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Terms

Offers are invited.

Business Rates

Rateable Value	£60,000
Rates Payable (19/20)	£30,240

Interested parties should make their own enquiries with the Kingston upon Thames Council (020 8547 5000).

VAT

All figures are quoted exclusive of VAT, if applicable.

Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

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