

# To Let

1st Floor, 2-4 Eden Walk Kingston, KT1 1BP





#### Location

The property is situated in Kingston, an affluent town in southwest London, approximately 10 miles (16.1 km) southwest of Charing Cross.

The town is served by three railway stations; Kingston, Norbiton and Hampton Wick, all of which are on the South Western Main Line, providing direct services to London Waterloo.

The subject premises are located in a prominent position at the eastern entrance of the Eden Walk Shopping Centre. The office suite is located on the first floor, above the Sainsbury's supermarket. Nearby multinational operators include Rymans, The Works, Clintons, Marks and Spencers and Boots.

### Description

The premises are arranged over first floor only and benefit from a self contained entrance, with good natural daylight and provide the following approximate internal floor areas:

Floor	Sq ft	Sq m
First	3,226	299.7

For further information please contact: **Lewis Sinclair** 

+44 (0)20 7911 2913

+44 (0)7908 227 966 lewis.sinclair@avisonyoung.com

## **Quoting Rent**

Rental offers invited.

#### **Lease Terms**

Available by way of a sub-lease of the existing lease, which is due to expire in June 2066.

#### **Planning**

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## **Rating Assessment**

We understand that the property is assessed as follows:

Rateable value: £42,000 UBR (2021/22): £0.499p Rates Payable: £20,958

Interested parties should carry out their own investigations with the Valuation Office Agency and the Royal Borough of Kingston Upon Thames. https://www.gov.uk/correct-your-business-rates

#### **Rob Fraser**

+44 (0)20 3196 2293 +44 (0)7894 605 513 Rob.Fraser@avisonyoung.com

## **Service Charge**

TBC

#### **EPC**

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

### **Legal costs**

Each party is to be responsible for their own legal costs incurred in the transaction.

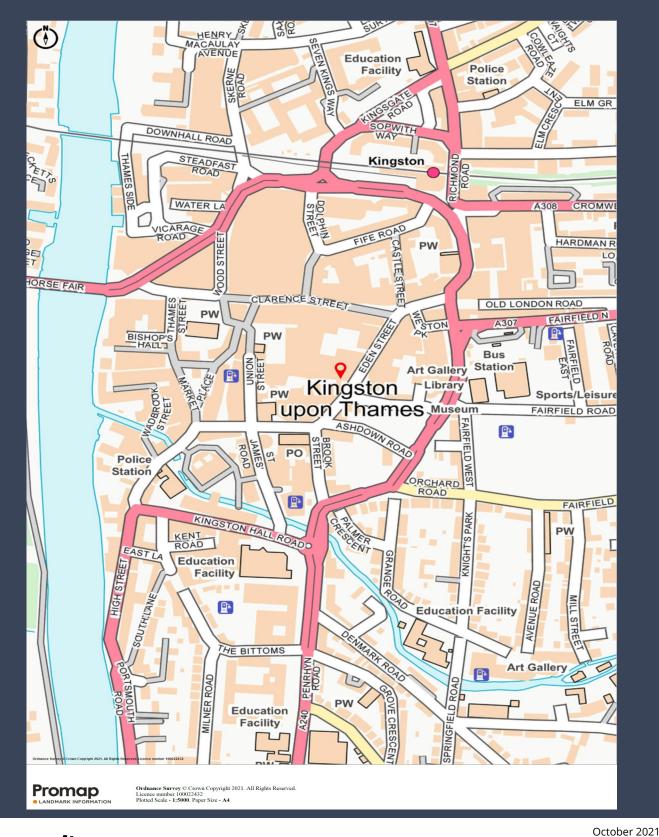
#### VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's/Argos disposals.

https://sainsburysproperties.co.uk/

**08449 02 03 04** avisonyoungretail.co.uk



# Visit us online avisonyoungretail.co.uk

22 Ganton Street, London W1F 7FD

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

On the instructions of





- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

----