

KINGSTON UPON THAMES, 90 EDEN STREET



- **MOST PROMINENT UNIT IN KINGSTON TO LET**
- **CORNER CLASS E UNIT WITH WIDE MODERN FRONT**
- **EXTRACTION FOR RESTAURANT POSSIBLE**

Location

Kingston remains as popular as ever as an affluent London commuter town and has seen a huge influx of new brands enter the town centre in recent months.

The premises are situated in an extremely prominent corner position where Clarence Street meets Eden Street at the main pedestrian crossing.

Nearby occupiers include **Uniqlo, Primark, Metro Bank, Specsavers, Wendy's, Wasabi, WingStop, McDonalds, Leon, Pret** and **Starbucks**.

Description

The premises comprise a flagship corner Class E unit arranged over ground and first floors. Our estimated GIAs are as follows:

Accommodation

Ground Floor	4,060 sq ft	377.17 sq m
First Floor	1,816 sq ft	168.71 sq m

Lease Terms

The premises are available on a new FRI lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Rental offers in excess of **£300,000 per annum** exclusive of other occupational costs are invited.

Business Rates

For business rating information please visit www.voa.gov.uk
Rateable value (2023): £300,000.

EPC

An EPC is available upon request.

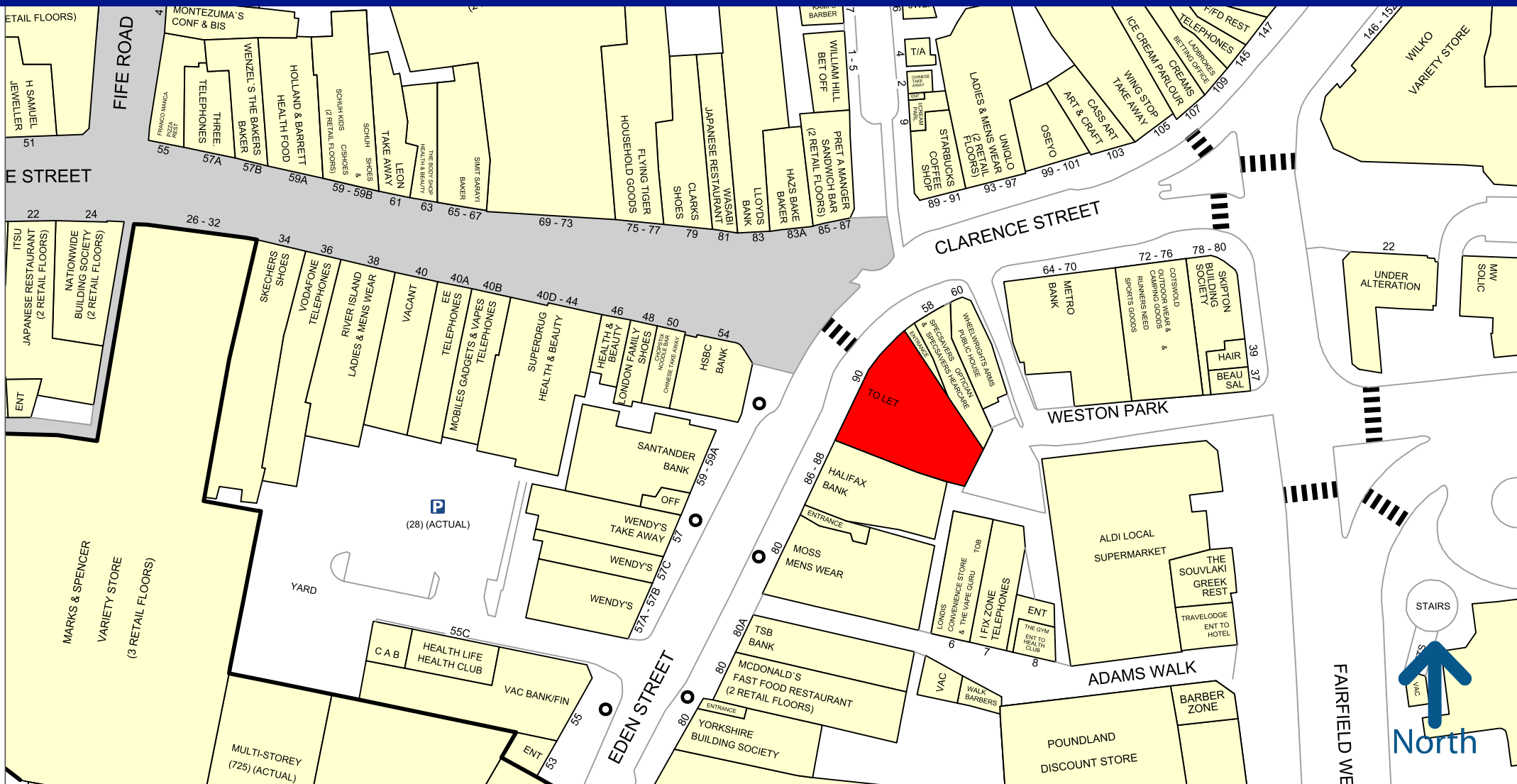
Legal Costs

Each party to pay their own legal costs.

Further Information:

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Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Four & Co are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms.

SUBJECT TO CONTRACT. FEBRUARY 2023