

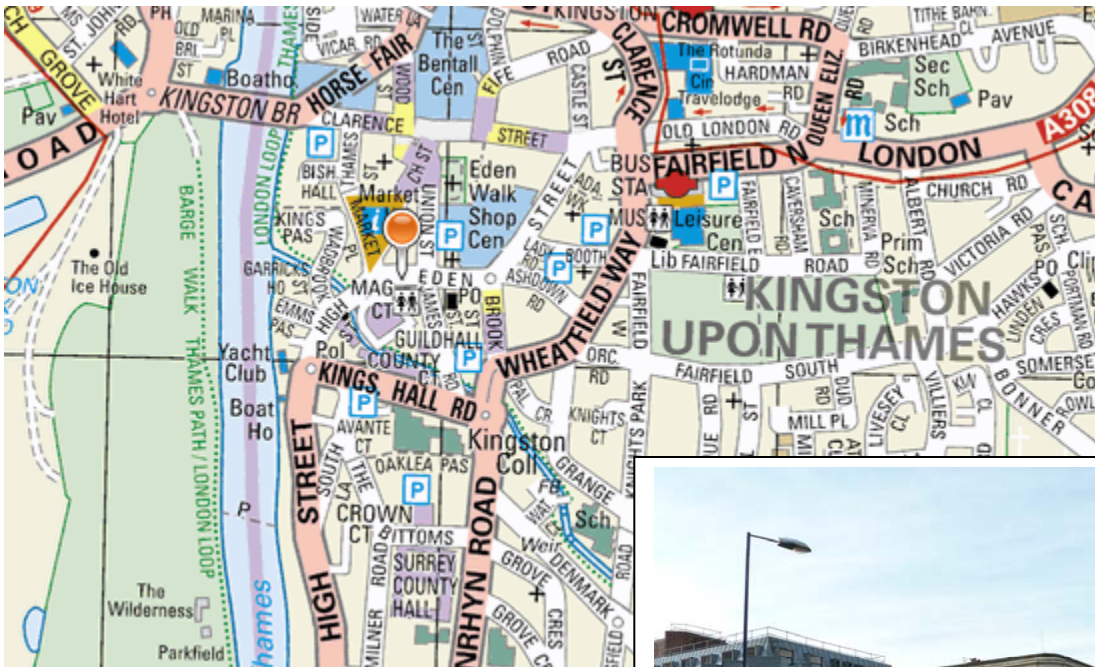
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FOR SALE

Town Centre Restaurant
1,500 sq ft (139.36 sq m) approx.
Plus Kitchen & Storage



*20 Eden Street &
1 Bath Passage
Kingston upon Thames
KT1 1BB*



**20 Eden Street & 1 Bath Passage
Kingston upon Thames KT1 1BB**

Location: The New Kam Tong Chinese restaurant has been trading in Kingston upon Thames town centre for many years and occupies a prominent location at the junction of Eden Street with St James's Road.

Kingston upon Thames is a regional shopping centre in the outer south-west suburbs of Greater London with a range of shopping and leisure facilities including John Lewis and Bentalls department stores. The property is located on the edge of the town centre within walking distance of the River Thames, The Rose Theatre and Kingston Market Place. Other restaurants nearby in the High Street or Charter Quay include Jamies, Gourmet Burger Kitchen, Nandos, Pizza Express and Carluccios.

Description: The property is part freehold and part leasehold and provides seating space for approximately 80 covers. The leasehold section comprises the part fronting Eden Street, the freehold section being the main part of the restaurant plus the kitchen and ancillary space in Bath Passage.

Accommodation: The premises have the following approximate net internal floor areas:-

Restaurant seating area	1,500 sq ft	(139.35 sq m)
Store:	79 sq ft	(7.34 sq m)
Servery:	86 sq ft	(7.99 sq m)
Kitchen:	295 sq ft	(27.4 sq m)
Store and Cold Store:	169 sq ft	(15.7 sq m)
WCs		

Rating Assessment: The property has a rateable value of £36,500 with an amount of rates payable from 1st April 2012 of approximately £16,717. This is the full amount of rates payable and takes no account of any small business rate or other reliefs that may apply. Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 020 8547 5757.

Lease: 20 Eden Street is held on a full repairing and insuring lease for a term of 20 years from 25th August 1999 at a current rent of £15,500.00 per annum exclusive. The next rent review is in August 2014 and the lease expires in August 2019.

1 Bath Passage comprising the main part of the restaurant, servery, kitchen, stores and WCs, is held freehold and is for sale with vacant possession.

Price: The freehold and leasehold interests are available for sale together with the goodwill, fixtures and fittings at a price of £495,000.00.

Legal Costs: The parties are to be responsible for their own legal and other costs involved in this transaction.

Viewing: As the staff is unaware of proposed sale, viewing is strictly by appointment via the sole agents.

**Andrew Pollard
BONSORS.COM
Tel. 020 8546 0022**

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating authority.

Energy Performance Certificate

Non-Domestic Building



20 Eden Street
KINGSTON UPON THAMES
KT1 1BB

Certificate Reference Number:
0920-5968-0362-1590-4080

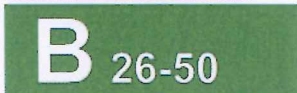
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

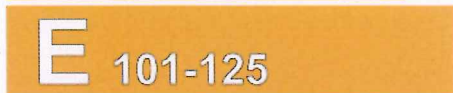
More energy efficient



Net zero CO₂ emissions



◀ **73** This is how energy efficient the building is.



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	210
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	165.99

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

92 If typical of the existing stock