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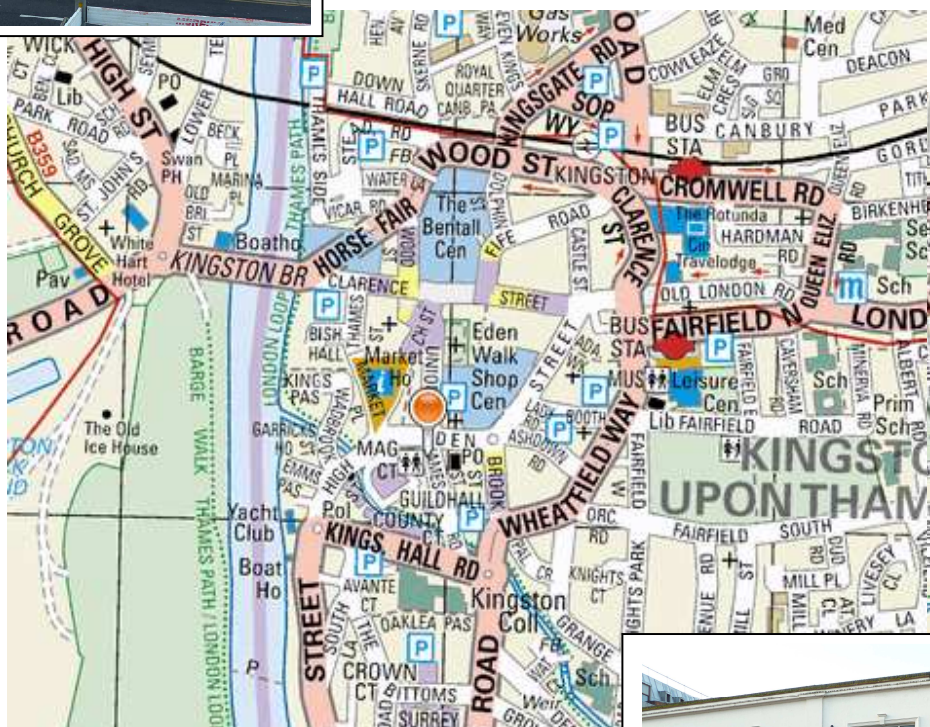
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**020 8546 0022**



***TO LET***

***2 Town Centre Retail Units  
Approx 518 sq ft (48.12 sq m) and  
194 sq ft (18.02 sq m)***



***2b St James's Road & 20a Eden  
Street  
Kingston upon Thames  
KT1 2AA***



Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**2b St James's Road & 20a Eden Street  
Kingston upon Thames KT1 2AA**

- Location:** Kingston upon Thames is a regional shopping centre located in the outer south-west London suburbs of Greater London with a range of shopping and leisure facilities including John Lewis and Bentalls Department stores. The properties are located on the edge of the town centre opposite the BoConcept Furniture store, close to the junction of St James's Road with Eden Street and Union Street. Other retailers nearby include Modelzone, Maplin, William Hill and Multi York.
- Description:** The two units which have shared WC facilities are available to let separately or together.
- Accommodation:** The premises have the following approximate net internal floor areas.
- 2b St James's Road**  
Retail area (inc. kitchen): 518 Sq ft (48.12 Sq m)
- 20a Eden Street**  
Retail area: 168 sq ft (15.6 sq m)  
Storage: 26 sq ft (2.4 sq m)  
**Total: 194 sq ft (18.02 sq m)**
- Rating Assessments:** 2b St James's Road has a rateable value of £12,500 with an approximate amount of rates payable from April 2011 of £5,412.50.
- 20a Eden Street has a rateable value of £6,600 with an approximate amount of rates payable from April 2011 of £2,857.80.
- These are the full amount of rates payable and take no account of any small business rate or other reliefs that might be available. Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 020 8547 5757.
- Terms:** The properties are available to let on new full repairing and insuring leases for terms to be agreed to exclude the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.
- Rent:** **2b St James Road:** £18,000 per annum exclusive.  
**20a Eden Street:** £8,000 per annum exclusive.
- Legal Costs:** Both parties' legal costs are to be borne by the ingoing tenant.
- Viewing:** Strictly by appointment with joint sole agents.

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**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.