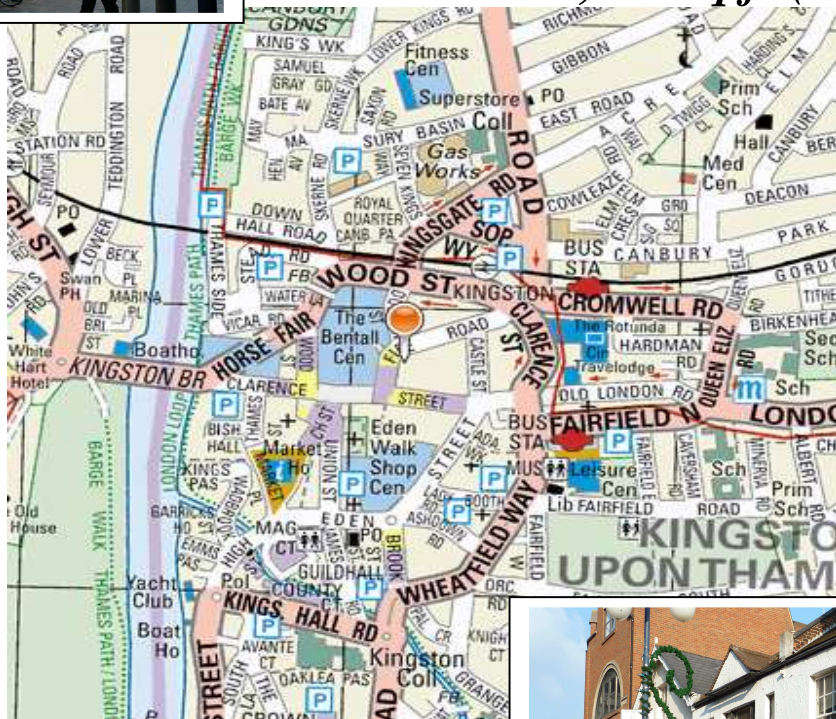


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TO LET (by way of assignment)
Prominent Town Centre Retail Unit
With 3 bed flat & car parking
Retail area approx.
1,903 sq ft (176.79 sq m)



8 and 10 Fife Road
Kingston upon Thames
KT1 1SZ



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.

**8 and 10 Fife Road
Kingston upon Thames KT1 1SZ**

Location: Kingston upon Thames is a regional shopping centre to the south-west of central London. Other retailers in the town include John Lewis, Marks & Spencer, British Home Stores plus a range of national multiple retailers in Clarence Street and The Bentall Centre. The property occupies a prominent location, close to the junction of Fife Road and Clarence Street, opposite the Fife Road entrance into the Bentall Centre. Other retailers in this section of Fife Road include Monsoon, Montezuma, Past Times and Starbucks.

Description: The property comprises a ground floor retail unit with ancillary storage space at first floor level plus a self-contained three bedroom flat (not inspected) with three car parking spaces to the rear.

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

Internal width:	22 ft (6.73 m)
Shop Depth:	78 ft 9 ins (24 m)
Retail Area:	1,903 sq ft (176.79 sq m)
Single WC	
First Floor Storage:	384 sq ft (35.67 sq m)

**3 Bedroom Flat on 1st & 2nd Floors
3 car parking spaces at rear**

Rating Assessment: The commercial part of the property has a rateable value of £74,000.00 with an amount of rates payable for the year from April 2011 of £32,042. The flat is within Council Tax Band D with an amount of tax payable for the year from April 2011 of £1,662. Interested parties should verify this information with the Royal Borough of Kingston upon Thames on 0208 547 5757

Terms: The property is available by way of an assignment of the existing full repairing and insuring lease which expires in 2021 and is subject to an upward only rent review in 2016.

The flat is currently sub let on an assured shorthold tenancy producing a rent of £12,000.00 per annum.

Rent: £104,000.00 per annum exclusive.

Viewing: Strictly by appointment through sole agents as staff are unaware that the property is on the market.

Legal Costs: The parties are to be responsible for their own legal and other professional costs.

**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.