

On the Instruction of



Due to relocation

31 Fife Road, KINGSTON UPON THAMES

Location

The property is located on Fife Road which is a secondary location within Kingston town Centre.

Fife Road offers a mix of local and national retailers. The property is adjacent to **Bang & Olufsen** with nearby occupiers including **Marks & Spencer**, **Sony Centre**, **Games Workshop**, **PC World** and **Sports World**.

Accommodation

The unit is arranged over ground floor, comprising the following dimensions and areas:-

Gross Frontage	23'4"	7.14 m
Depth	48'11"	14.91 m
Ground Floor Sales	958 sq ft	88.9 sq m
Ground Floor Anc	50 sq ft	4.7 sq m

Lease

The property is held on a 10 year effectively full repairing and insuring lease expiring 13 March 2017, subject to four yearly upward only rent reviews, the next being 13th March 2012.

Rent

£49,000 per annum exclusive.

Premium

Nil Premium. Incentives available subject to covenant.

Legal Costs

Each party to bear their own legal and professional costs incurred in this transaction.



Rates

Rateable Value	£44,500
UBR 2010/2011	0.414
Rates Payable 2010/2011	£18,423

Interested parties are advised to make their own enquiries to the Local Authority.

Viewing

Strictly by prior appointment.

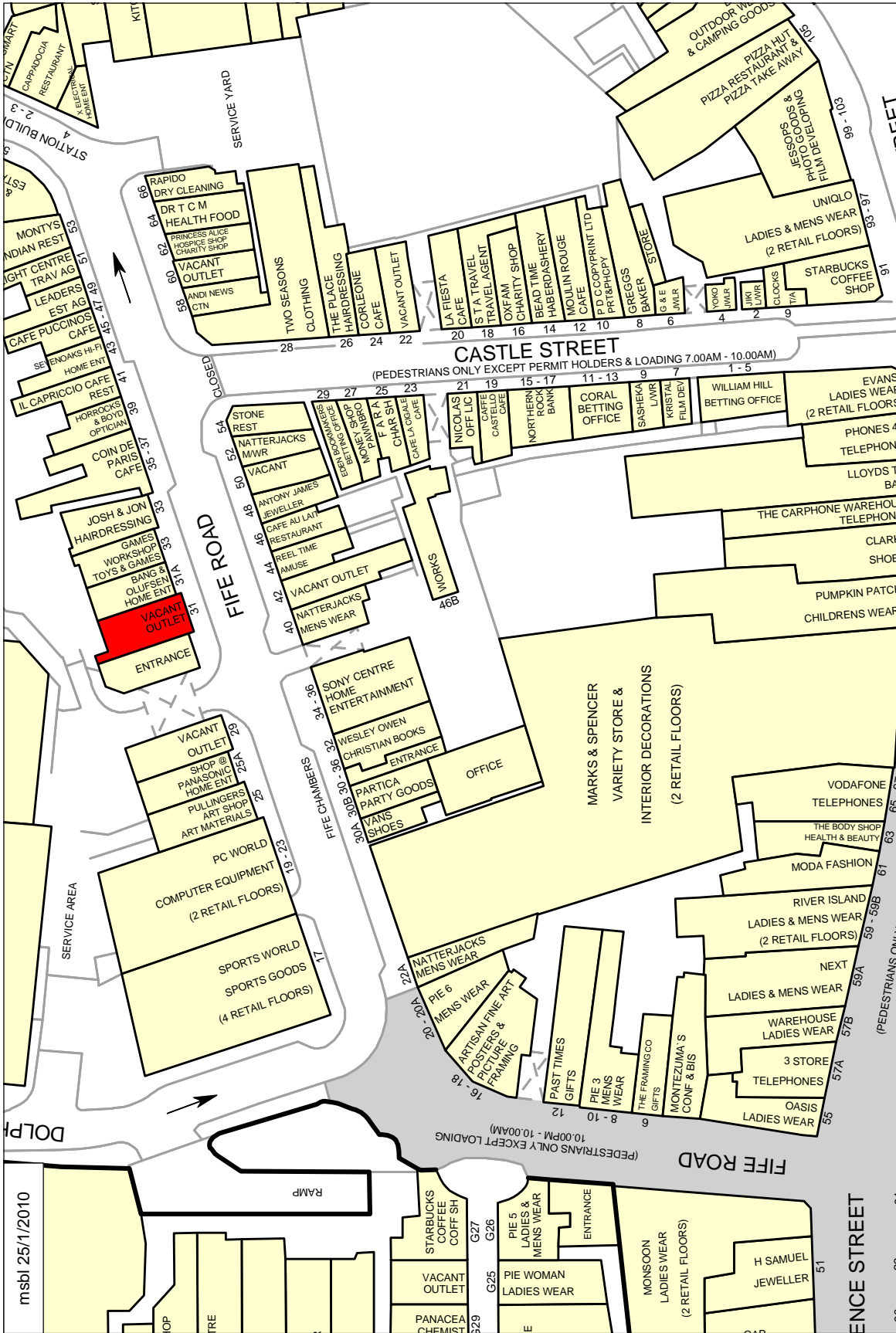
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