

## KINGSTON, 2 ADAMS WALK



- **CLASS E UNIT TO LET**
- **HIGH FLOOR TO CEILING HEIGHT**
- **REAR LOADING / SERVICING**

### Location

The premises are situated in a prominent location within Adams Walk, the covered retail parade in Kingston Upon Thames that links Eden Street with Fairfield West.

This location is anchored by **Poundland, Aldi** and **Travelodge**, and links to a **610 space multi-storey car park**.

Retailers in close proximity include **Primark, McDonalds, Wendy's, Londis, Moss, Kingston Museum** and **Heal's**.

### Description

The premises comprise a small Class E unit arranged over ground floor only comprising of sales accommodation and a WC. The unit benefits from rear loading access.

### Accommodation

Ground Floor                      282 sq ft                      26.2 sq m

### Lease Terms

The premises are available on a new FRI lease for a term to be agreed.

### Rent

Rental offers in excess of **£27,500 per annum** exclusive of other occupational costs are invited.

### Business Rates

For business rating information please visit [www.voa.gov.uk](http://www.voa.gov.uk)  
Rateable value (2023): £14,250

### EPC

An EPC is available upon request.

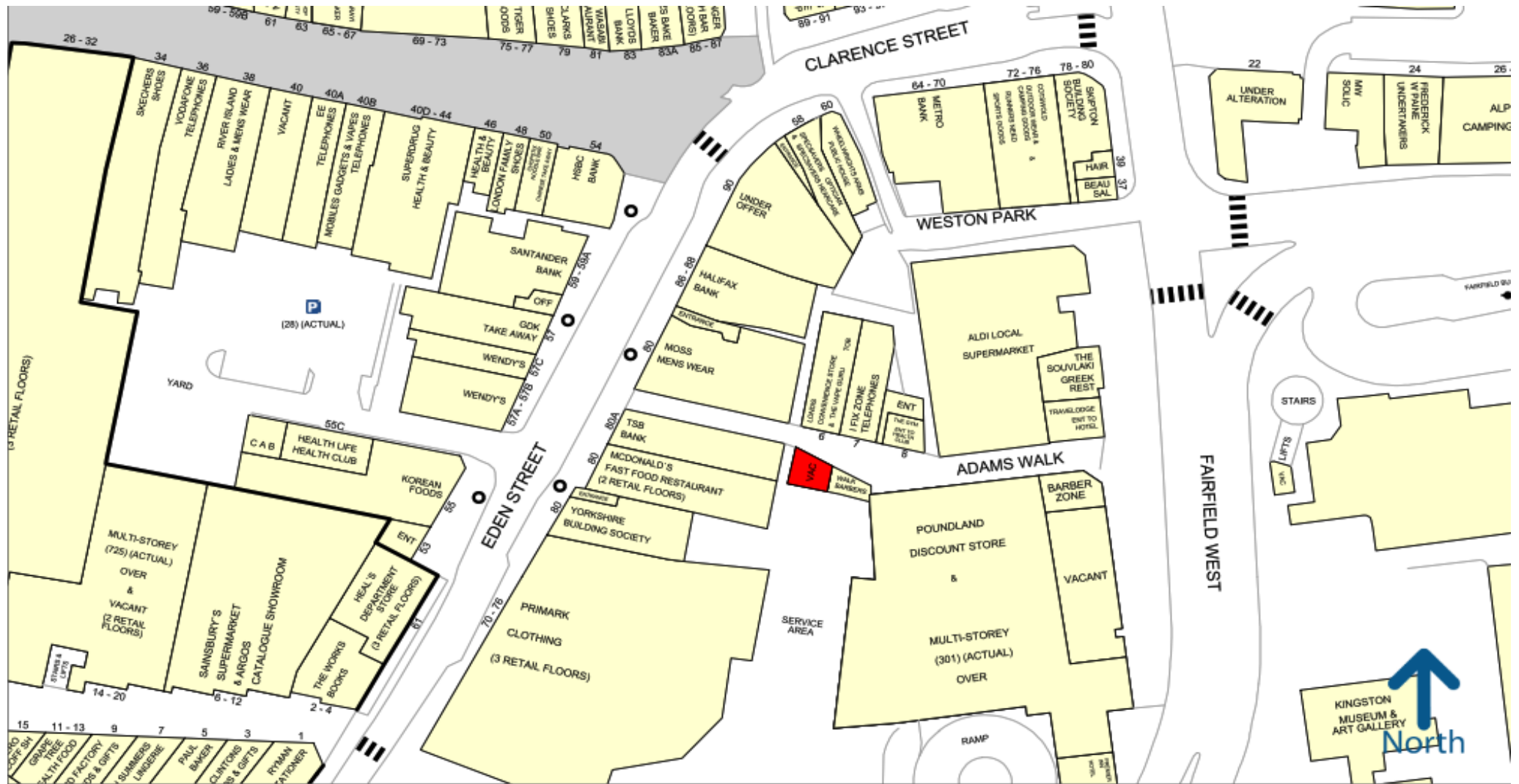
### Legal Costs

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. MARCH 2023