

**RETAIL PREMISES OCCUPYING PROMINENT TRADING POSITION
DIRECTLY OPPOSITE JOHN LEWIS DEPARTMENT STORE**



**THE BENTALL CENTRE, GK4 (SHOP) & RS7 (SUPPORT HUB)
WOOD STREET, KINGSTON, KT1 1TR**

GK4 – 581 ft² / 54 m²

RST – 710 ft² / 66 m²

LEASE ASSIGNMENT: 10 YEAR LEASE FROM 4th AUGUST 2017

**TO LET: Ground - £39,950 pax
Support / Overspill Unit - £14,200 pax**

LOCATION:

The Bentall Centre is South West London's premier shopping destinations. In the heart of Kingston Town Centre this unit provides one of the best shop windows directly opposite John Lewis department store. With several car parks (over 1,900 spaces) comprehensive transport facilities and broad selection of national retailers (over 1,000 brands from fashion to food and drink), the footfall is unrivalled.

DESCRIPTION:

GK4 is located on the ground floor at street level with its own front entrance and shop window onto Wood Street. With high visibility and excellent footfall. The support hub RS7 is located on the 4th floor and provides practical servicing and overspill services to the shop.

VAT:

We premises are VAT elected.

EPC:

Available on request.

LEGAL COSTS:

Each party is to bear their own legal costs.

TERMS:

The property is available on assignment of a 10-year lease commencing 4th August 2017.

BUSINESS RATES:

The Existing Tenants are paying £7,365 per annum for the ground floor (GK4) the support / overflow unit (RS7) is exempt.

VIEWINGS:

For all enquiries, please contact the sole agents Featherstone Leigh Commercial. Andrew Weeks (020 8332 2707) – aweeks@flcproperty.co.uk



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