



Kingston

upon Thames

22 / 24
CLARENCE
STREET

VERY PROMINENT AND
PRIME RETAIL UNIT

ONE OR TWO LEVEL TRADING

AVAILABLE AS A WHOLE
OR CAN BE SPLIT



LOCATION

KINGSTON UPON THAMES

Kingston upon Thames is one of the UK's leading commercial and retailing centres.

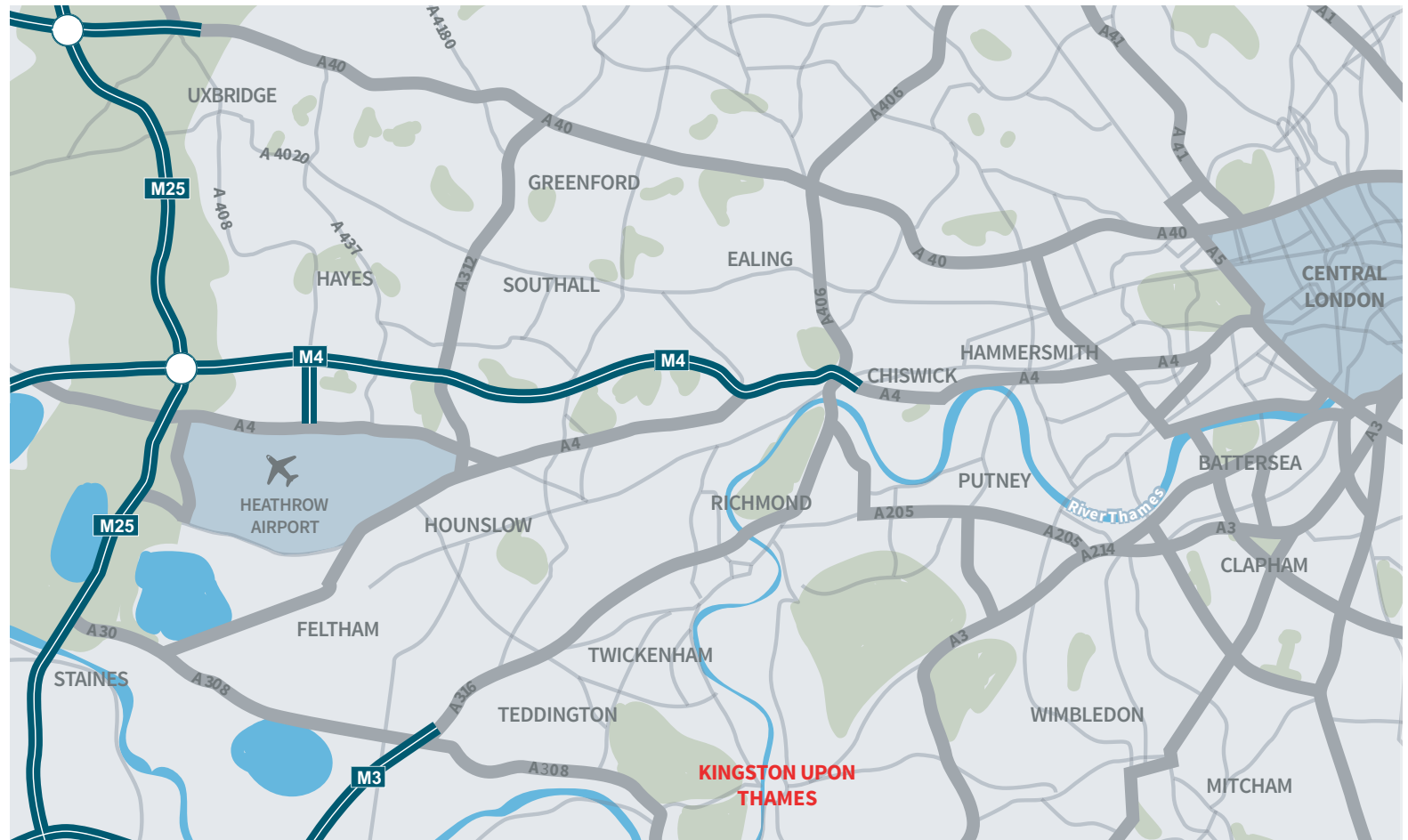
The town is located in the affluent south west of Greater London approximately 5 miles south of Richmond, 11 miles west of Croydon and 12 miles south west of Central London. The town benefits from excellent road communications with it being in close proximity to the M25, M3 and A3.

Regular Rail Service from Kingston upon Thames to London Waterloo with a fastest journey time of approximately 20 minutes.

London Heathrow Airport is located approximately 14 miles north west of the town and London.



The town benefits from an affluent demographic profile and presents leading and aspirational retail and leisure brands.





24 CLARENCE STREET

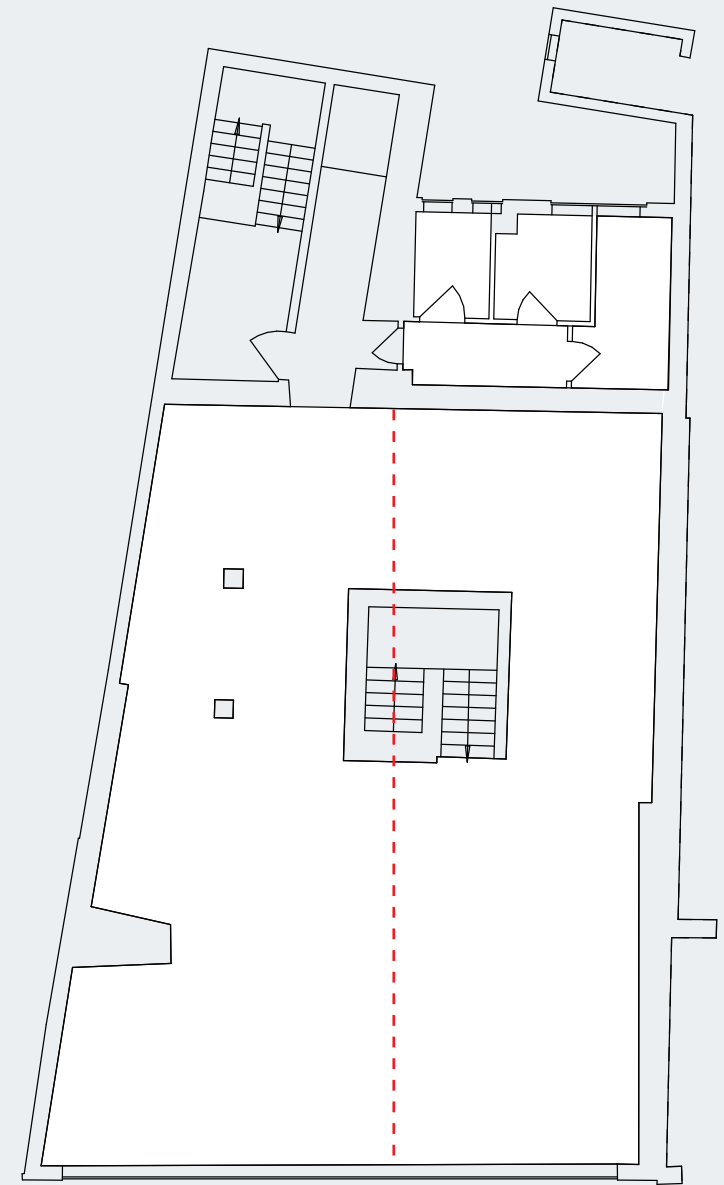
Rent	£385,000 pax
Gross frontage	41'2
Net frontage	37'6
Ground floor sales	2,352 sq ft
FF sales	1,820 sq ft
FF stores	119 sq ft

RE-DEVELOPMENT

OPTIONS

The property can be split to provide 2 units with ground floor and first sales / storage.
The first floor can be extended to 4,000 sq ft.

GROUND FLOOR



For indicative purpose only.



**100% PRIME, PRESTRIANISED
RETAIL PITCH.**

*Adjacent to M&S and Itsu, close to
River Island, Schuh, North Face
and Three.*



CONTACT

For further information or to arrange an
inspection of the property please contact:



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