

Pub / Bar / Club, Restaurant TO LET



Turks Boat Yard

Kingston upon Thames, KT1 1PX

Pub/Restaurant overlooking River Thames

3,988 to 8,031 sq ft
(370.50 to 746.10 sq m)

- Fully Fitted Bar
- WC and Kitchen Facilities
- Overlooking the River Thames
- Close Proximity to Kingston Shopping Centre

Turks Boat Yard, Kingston upon Thames, KT1 1PX

Summary

Available Size	3,988 to 8,031 sq ft
Rent	Rent on application
Rates Payable	£40,950 per sq ft Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£75,000
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	4,043	375.61	Available
Ground	3,988	370.50	Available
Total	8,031	746.11	

Description

The property comprises Ground and First Floors, featuring an existing fit-out from the previous tenant. The property benefits from a fully fitted bar, kitchen, and WC facilities. Additionally, tenants have access to a covered balcony offering views overlooking the River Thames.

Location

The property is located overlooking the River Thames near Kingston Bridge adjacent to John Lewis department store. Other local retailers include Nike, M&S, TK Maxx and national retailers.

Kingston is one of the principal retail centres in the UK, and is renowned for its extensive range of shops, bars and restaurants. The A3 is within close proximity, providing easy access to the wider road network. Kingston railway station provides regular services to London Waterloo.

Terms

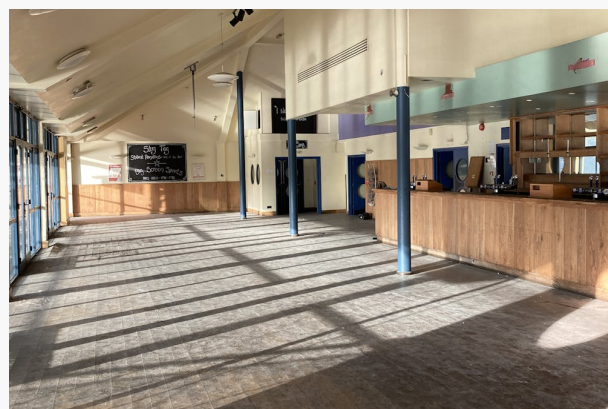
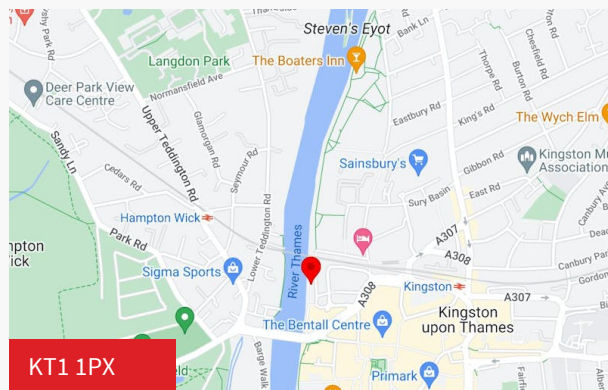
The property is available via a new lease directly with the Landlord, with terms to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

Each party are to be responsible for their own legal costs involved in this transaction.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 29/04/2024