

**10 Eden Street
Surrey
KT1 1PH**

- **Freehold Town Centre Shop Investment**
 - Well located in Kingston-upon-Thames town centre
 - Let until 2023 (no breaks)
 - No VAT applicable
 - Rent Review 2018
 - Current Rent Reserved
- £45,000 pa**



Tenure

Freehold.

Location

Kingston-upon-Thames is a major commercial centre located some 12 miles south-west of Central London. The town is one of the strongest shopping centres in the South East, and serves a borough population of some 135,000 and an estimated catchment population in excess of 600,000. The town benefits from excellent communications, being close to the A3, the M3 and the M25. There are also frequent rail services to Central London (Waterloo) and Heathrow Airport is some 10 miles away.

The property is well located on the south side of Eden Street, near its junction with High Street and opposite Apple Market and Market Place, close to the Eden Walk Shopping Centre.

Occupiers close by include Zizzi, O'Neil's, William Hill, Laura Ashley and Patisserie Valerie amongst many others. To the rear are located the Guildhall and council offices.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with staff ancillary and storage accommodation arranged on the first and second floors above.

The property provides the following accommodation and dimensions:

Gross Frontage	6.20 m	(20' 4")
Net Frontage	4.70 m	(15' 5")
Shop Depth	10.95 m	(35' 11")
Built Depth	15.15 m	(49' 8")
First Floor	48.5 sq m	(552 sq ft)
Second Floor	21.0 sq m	(226 sq ft)

Tenancy

The entire property is at present let to RICHARD WHITEHEAD (t/a Jacks of London) for a term of 10 years from 25th March 2013 at a current rent of £45,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Jacks of London is a popular franchise of barber shops who now have branches in 6 major UK locations. More information on the franchise can be found at www.franchisewithjacks.co.uk
Website Address: www.jacksoflondon.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.