

Lot 1, 31/31a Market Place, Kingston-upon-Thames, London,

KT1 1JH

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment In Affluent London Suburb

- Shop let to Flight Centre UK Limited until September 2029
- 2024 tenant break not exercised
- Separately accessed 2 bed maisonette above, let on AST
- Excellent location on prime retail thoroughfare
- Affluent south west London suburb
- Nearby occupiers include Next, Greggs, Costa Coffee, Pret A Manger, Sunglasses Hut, Rituals, Whistles, Hobbs and NatWest

Lot
1

Auction
6th May 2026

Rent
£63,100 per Annum Exclusive

Status
Available

Sector
High Street Retail, Residential

Auction Venue
Live Streamed Auction

Location

Miles 5 miles south of Richmond, 9 miles south-west of Clapham, 12 miles south-west of Central London

Roads A3, A307, M25, M3

Rail Kingston Railway Station, Hampton Wick Railway Station

Air Heathrow Airport

Situation

The property is prominently situated on the pedestrianised Market Place, a prime retail thoroughfare, close to its junction with Eden Street. Nearby occupiers include Next, Greggs, Costa Coffee, Pret A Manger, Sunglasses Hut, Rituals, Whistles, Hobbs, NatWest and a range of independent local businesses. The Eden Walk Shopping Centre is also situated 800m from the property and includes occupiers such as Boots, Marks & Spencer's, Sainsbury's and Ryman.

Tenure

Freehold.

Description

The property comprises a shop arranged on the ground and part first floor (one room) with a self contained 2 x bed maisonette above on the first and second floors, which is separately accessed from Harrow Passage.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.
Ground Part First (one room)	Retail Ancillary	47.90 6.40	(516) (69)	FLIGHT CENTRE (UK) LIMITED (t/a Flight Centre)	10 years from 29/09/2019	£47,500
Majority First/Second	Residential - 2 x bed maisonette	78.00	(840)	INDIVIDUALS	AST from 02/09/2023 until 01/09/2024 at £1,300 pcm (Holding Over)	£15,600
Total Approximate Floor Area		132.30	(1,425)			£63,100

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

N.B. Please note the Renters' Rights Act 2025 is effective from the 1st May 2026. Please refer to the Guide to the Renters' Rights Act published by the Ministry of Housing, Communities & Local Government.

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2024