

2-6 & 8-10 **HIGH STREET**

KINGSTON UPON THAMES, KT1 1EY

FREEHOLD RETAIL & LEISURE INVESTMENT

INVESTMENT SUMMARY



- Located in the **affluent London suburb and commercial centre of Kingston Upon Thames**.
- Situated on Kingston High street in an **established retail and leisure destination**.
- Comprising **two self contained retail & leisure units** let to the excellent covenants of Rosa's Thai and Howden Insurers.
- Total current rent of **£152,700 per annum**.
- **AWULT of 15.57 years** to expiry and **13.87 years to break**.
- Freehold.
- Offers in excess of **£1,787,000** subject to contract and exclusive of VAT.
- **Net Initial Yield of 8%**.



Kingston
Bridge

Rose
Theatre

High
Street

Kingston Historic
Market

The Bentall
Centre

Kingston
Station



Kingston
Guild Hall

River Thames

LOCATION

Kingston upon Thames is a historic market town and one of only five royal boroughs in England and Wales, set within affluent South West London on the banks of the River Thames.

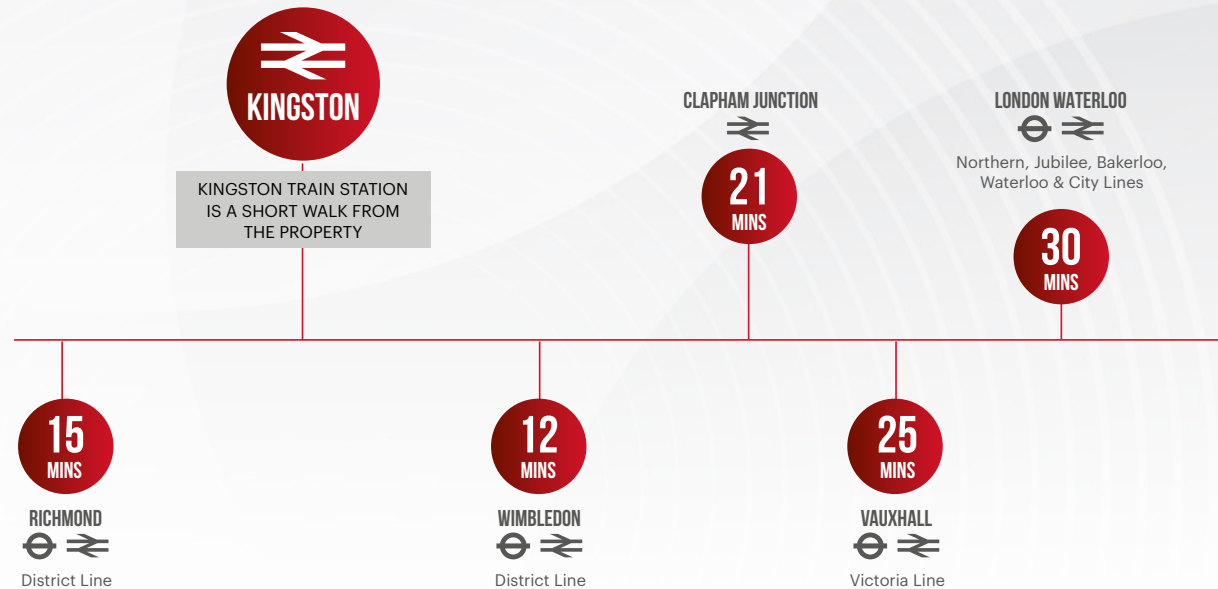
The property occupies a central position on the High Street, approximately 4 miles south-west of Wimbledon, 4 miles south-east of Richmond and 12 miles south-west of Central London (Charing Cross). Kingston is the principal commercial and retail centre for the wider borough, combining historic character with excellent transport links, making it a highly desirable place to live, work and shop.

The town centre is currently benefiting from over £2 billion of committed and ongoing regeneration investment, most notably the recently completed £300 million+ Eden Campus development, which provides Unilever's new UK & Ireland headquarters nearby, alongside the wider Eden Walk mixed-use redevelopment and continued investment in the town's transport infrastructure. This scale of investment underlines Kingston's growing prominence as one of Greater London's most attractive commercial destinations and further strengthens the long-term occupational and investment appeal of the High Street.



CONNECTIVITY

Kingston railway station is a short walk from the property, providing South Western Railway services to London Waterloo in approximately 25-30 minutes, with further services available from nearby Norbiton station.



Road

The town benefits from strong road connectivity via the A3, linking directly to Central London to the north and the M25 to the south, with the A309 connecting to Richmond and Wimbledon. Kingston is also served by an extensive bus network of over 400 stops and 30+ routes across South West London, and sits on the safeguarded route of the proposed Crossrail 2 scheme. London Heathrow Airport is under 12 miles away, with Gatwick approximately 25 miles distant.



Rail

Kingston enjoys excellent rail connectivity to Central London, with direct trains reaching London Waterloo in approximately 25 to 30 minutes. The town is principally served two stations:

- **Kingston Station:** Offers frequent South Western Railway services to London Waterloo.
- **Norbiton Station:** Also served by South Western Railway, offering additional options with regular services to Waterloo and destinations to the south-west.

Kingston is also located on the safeguarded route of the proposed Crossrail 2 scheme, which would provide a new north-south rail connection between Surrey and Hertfordshire via Central London. If delivered, the scheme would enhance connectivity and increase service frequency to key London destinations.



Air

Kingston benefits from access to two of the world's busiest airports, with London Heathrow Airport located just 12 miles to the west and London Gatwick Airport approximately 25 miles to the south. Both airports offer flights to circa 90 countries and collectively served over 125 million passengers in 2024.

DEMOGRAPHICS

Kingston serves a large and highly affluent catchment, with an estimated Primary Retail Market Area population of 363,000 and a wider consumer base of approximately 619,000.

The town benefits from a strong socio-economic profile, with 67% of the population falling within the most affluent AB and C1 social grades (against a national average of 54%) and per capita spend of £6,509 per annum. Kingston is also home to Kingston University (c.20,000 students) and major employers including Lidl's UK headquarters and Unilever's new Eden Campus HQ, further underpinning footfall and spending power in the town.

RETAILING IN KINGSTON

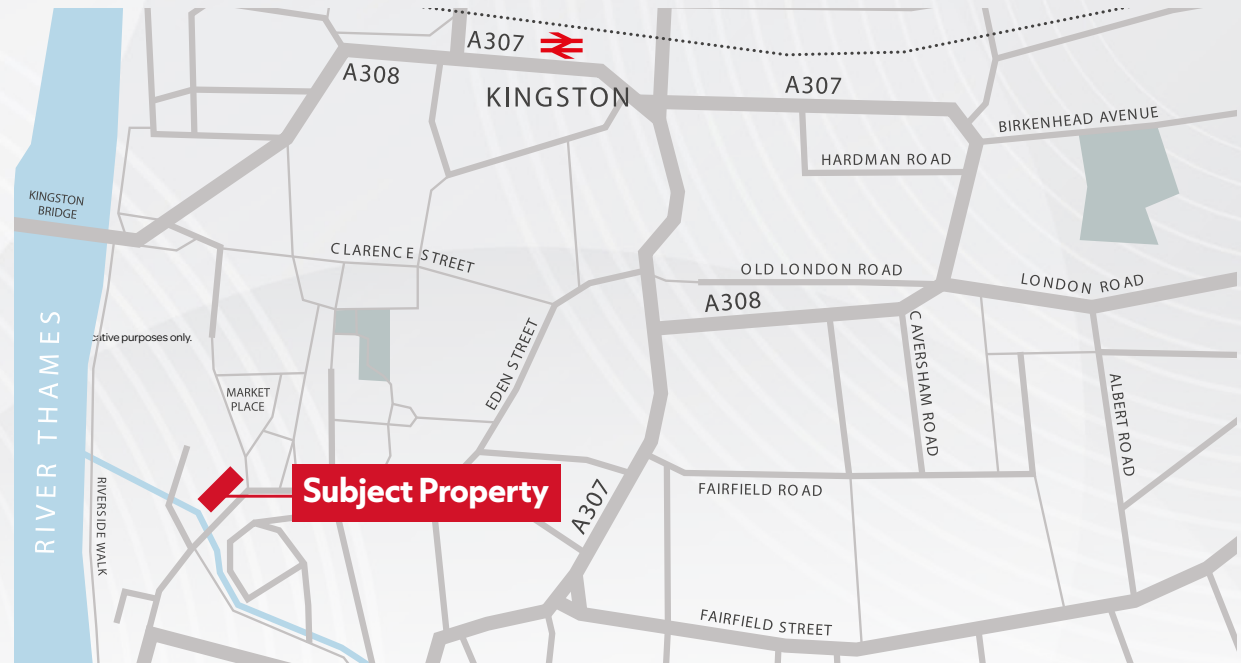
Kingston is one of the principal retail destinations in Greater London, providing approximately 1.4 million sq ft of retail floorspace across circa 300 stores.

The town's primary pitch is centred on the pedestrianised Clarence Street and the Bentall Centre (c.600,000 sq ft), with Eden Walk (c.276,000 sq ft) providing a complementary retail and leisure offer anchored by Marks & Spencer and Boots. National and international occupiers within the town centre include Zara, H&M, Hugo Boss, Hollister, Marks & Spencer, Primark, John Lewis and Fenwick, alongside Superdrug, Barclays, Nationwide and Vodafone.



SITUATION

The subject property is situated on the north side of Kingston High Street at the junction with the pedestrianised Market Place. Kingston High Street is an established leisure location due to its proximity to Kingston town Centre and the Rose Theatre. Other leisure occupiers on the High Street include: Wagamama, Giggling Squid, Honest Burgers, Prezzo, and Nandos.



DESCRIPTION

The property comprises two self-contained retail units, as follows:

2-6 High Street

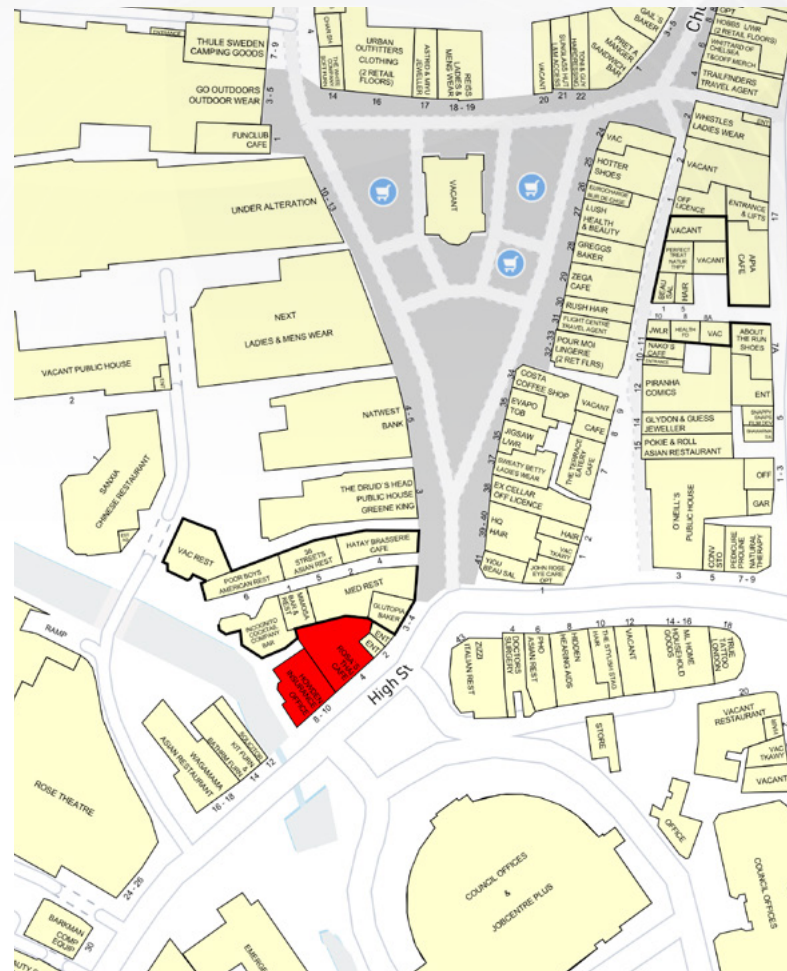
Fitted out as a restaurant (trading as Rosa's Thai Café), with ground and first floor accommodation comprising a dining area, bar, kitchen and toilets, together with a basement used for storage. Principal access is via an entrance fronting High Street.

The second and third floors comprise four flats, sold off on long leases and accessed via a separate, self-contained entrance.

8-10 High Street

Ground floor accommodation fitted out as an insurance provider's office, accessed via an entrance fronting High Street.

The first and second floors comprise three flats, sold off on long leases and accessed via a separate, self-contained entrance



TENURE

The property is held Freehold.

TENANCY & ACCOMMODATION

The property is multi let producing an income of £152,700 per annum in accordance with the schedule below.

Premises	Area Sq ft	Tenant	Lease Start date	Lease Expiry	Rent p.a.	EPC Rating	Comments
2-6 HIGH STREET							
Ground Floor and 1st	3,638	Rosa London Ltd	20 years from 05/07/2024	04/07/2044	£100,000	B	FRI lease. Rent reviewed 5 yearly
2nd & 3rd (4 Flats)		Sold off			£400		All flats sold off on 125 year leases.
8-10 HIGH STREET							
Ground Floor	1,220	A-Plan Holding	10 years from 03/09/2026	03/09/2036	£52,000	B	A-Plan is a wholly owned subsidiary of Howden Insurance and has been in occupation since 2016. Tenant option to break 03/09/31. FRI lease.
1st & 2nd (3 Flats)		Sold off			£300		All flats sold off on 125 year leases.
Total	4,858				£152,700		



COVENANTS

ROSA'S THAI

Rosa's Thai Cafe

Rosa's Thai is an award-winning Thai restaurant group founded by husband-and-wife team Saiphin and Alex Moore, having originated as a market stall on Brick Lane in 2006. The business has since expanded significantly and now operates over 28 restaurants across the UK, with locations in major cities including London, Liverpool, Manchester, Leeds and Birmingham, firmly establishing Rosa's as one of the UK's leading Thai restaurant brands. The majority owner is private equity firm TriSpan LLP, which is based in New York and London and has approximately \$5 billion invested across a range of companies.

For the year ending 30/03/2025 Rosa London Ltd reported a turnover of £50.24M and a net worth of £3.09M.

HOWDEN

Howden Insurance

Howden is a major international insurance company specialising in brokering, risk management, claims consulting services to individuals and businesses. The group has expanded significantly in recent years with the purchase of Norwegian broker NIP, Greek broker Matrix Insurance & Reinsurance Brokers and A plan group in 2020.

For the year ending 30/09/2025 A-Plan Holdings reported a turnover of £174.9M and pre tax profit of £33.59M. For the same period the company reported a net worth of £195M.



VAT

Value added tax will be applicable and it is anticipated the transaction will be treated as a transfer of a going concern.

KYC

Prospective purchasers will be expected to comply with all KYC requirements and provide full details of the buying entity to include where it is registered and details of major shareholders where relevant to support any proposal.

PROPOSAL

Offers in excess of **£1,787,000 (ONE MILLION SEVEN HUNDRED AND EIGHTY SEVEN THOUSAND POUNDS)** subject to contract and exclusive of VAT. A purchase at this level will reflect a **net initial yield of 8%** after allowance for purchasers costs of approximately 6.8%.

CONTACT

STEPHEN RAINGOLD

stephenraingold@lewisandpartners.com
07775 647 499

JOSEPH RANTOR

josephrantor@lewisandpartners.com
07976 599 374

LP LEWIS & PARTNERS

LEWIS & PARTNERS

One Chapel Place, London, W1G 0BG

020 7580 4333

WWW.LEWISANDPARTNERS.COM

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