

KINGSTON ANCIENT MARKET

Ancient Market Square | Ancient Market House

FOOD - RETAIL - CULTURE OPPORTUNITY

10,363 SQ FT / 982.5 SQM



BE A PART OF DEFINING KINGSTON'S TOWN SQUARE



Transform the Past into the Future

Experience the vibrant history and dynamic future of Kingston's 800-year-old Ancient Market Square, where tradition can meet innovation every day. This historic hub continues to thrive with daily trading and a diverse array of festivals year-round, showcasing the perfect blend of heritage and contemporary culture. Kingston's Ancient Market is a Kingston Council owned asset.

Kingston upon Thames has been a cornerstone of trade and social interaction since medieval times. Its rich history and prime location offer a unique blend of timeless charm and modern vitality. Just a short train ride from central London, and nestled along the scenic banks of the Thames, Kingston provides a perfect balance of urban excitement and serene nature.

Discover Kingston - a place where the past seamlessly integrates with the future, creating a vibrant commercial centre that pulses with its own distinct rhythm.

Kingston Town Centre: A Hub of Vibrant Opportunities

1000

retail brands available

Over 100,000

office workers

770

shops & restaurants

Over 19,000

students

Over 28 million

yearly visitors


Welcome to Kingston Town Centre, a dynamic blend of shops, restaurants, live music venues, galleries, and theatres that create a rich cultural tapestry. Kingston eagerly invites both independent and renowned brands to join its ever-growing list of attractions.

Recently ranked fourth in the Harper Dennis Hobbs Vitality Rankings 2022, Kingston upon Thames stands as a premier retail destination. This recognition highlights Kingston as the perfect spot for your next venture. Become a part of Greater London's original Royal Borough and thrive in this burgeoning, vibrant scene.

Join the ranks of businesses that benefit from the impressive footfall of over 28 million visitors annually, making Kingston London's fourth-largest and most popular shopping destination. Don't miss the chance to establish your presence in this thriving market.

Kingston Ancient Market Square + House

Located
within the
TOP 1%
of UK retail centres

 Ranked 4th retail centre in
London (out of 749 centres)

over
£1.5 bn
total spend per year



Today, Kingston Ancient Market thrives as a vibrant hub for diverse street food kitchens and fresh food retailers.

With over 20 permanent traders operating under annual licences, the market enjoys high occupancy levels. Highlights include exceptional street food kitchens and fresh food retailers offering everything from greengrocery and fruits to fish, continental breads, olives, and other fine foods.

Ample customer seating is available throughout the market and within several kitchen kiosks, encouraging on-site dining, though many patrons prefer to take their food elsewhere. The market operates 7 days a week, with aspirations to boost family-oriented evening trade and opportunities to enhance a curated, events calendar.

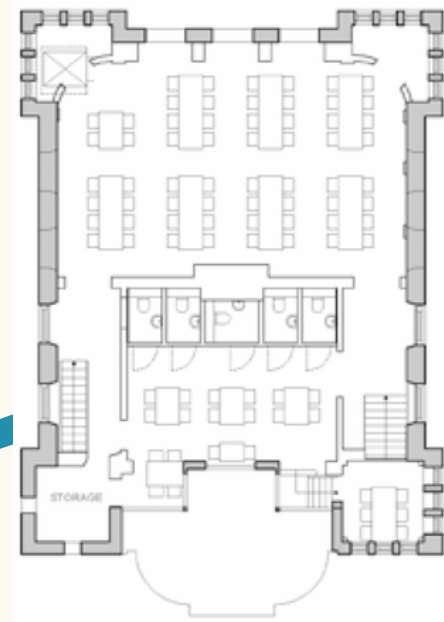
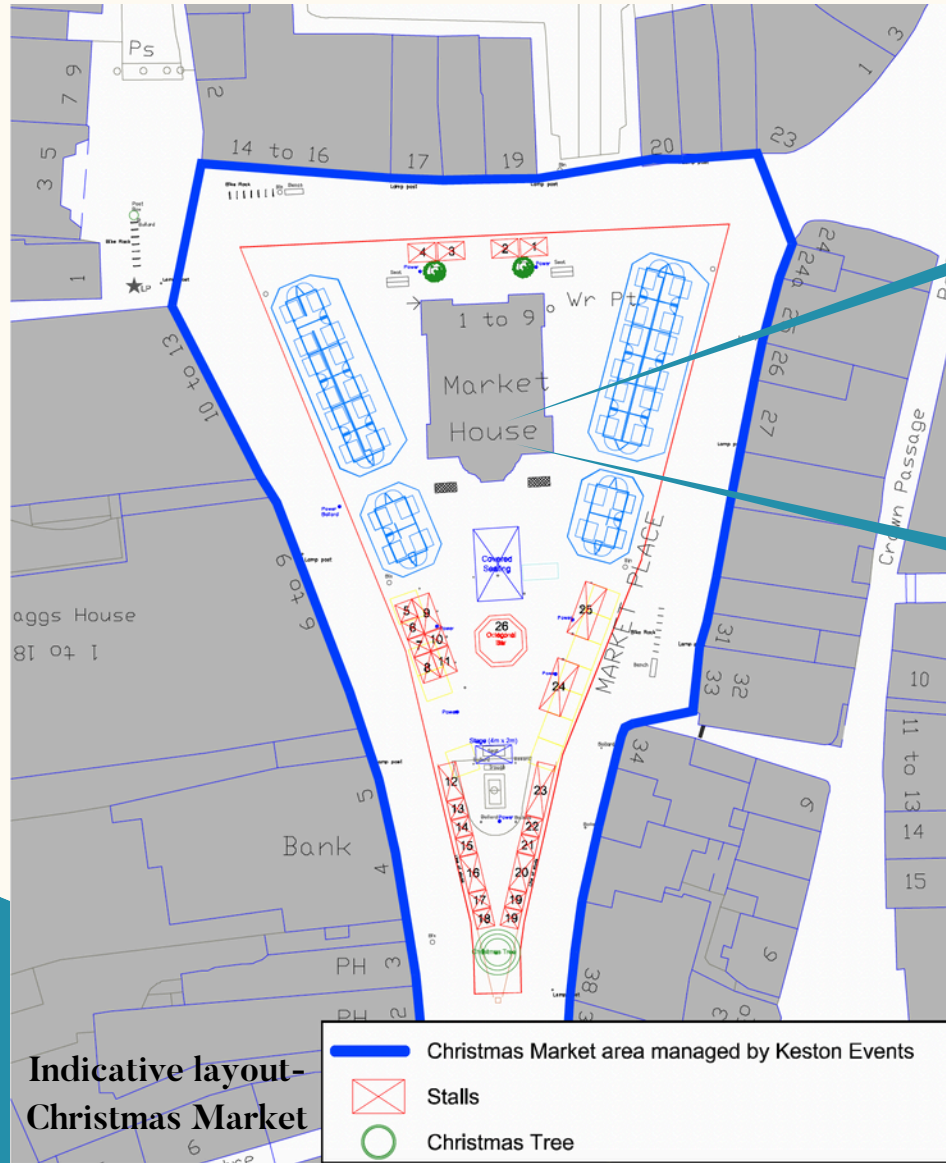
The Ancient Marketplace is integral to the market, providing space for events and specialist markets, such as farmers' markets and Christmas markets.

Centrally located within the market, the Ancient Market House is currently underutilised. Recognised by the Council as a crucial part of the market experience, a defined use of the House, will enhance the overall market offering and attract more visitors, especially during inclement weather.

What we are seeking to create...

A flagship and iconic London Market. Royal Borough of Kingston is seeking an innovative and experienced market, hospitality and event operator to operate Kingston Ancient Market Square & House under a new leasehold agreement with flat/ base rent + 10% of turnover.

Ancient Market Square 6,265 sq ft / 582 sq m | Ancient Market House 4,098 sq ft / 380.7 sq m



First Floor



Ground Floor

Indicative layout showing 183 covers (99 covers across 4,098 sq ft / 380.7 sqm ground floor and 84 covers first floor), subject to necessary third party consents



Embrace the Opportunity

Kingston Ancient Market, an iconic 7-day market, open 9-5pm on most days, located in one of the UK's top 10 performing town centres, boasts a rich history dating back to its charter in 1200 by King John. This is your chance to collaborate with the best and redefine Kingston's Town Square, creating a vibrant community focal point for both residents and visitors. Current trader offer includes 13 prepared food traders, over 6 fresh food traders and a florists.

With necessary third-party consents, the possibilities are limitless. We want to understand your vision for making history. Could you consider:

Revamping Permanent Kiosks

Enhancing their condition and appearance to create a more inviting atmosphere.

Providing Shelter

Providing sheltered trade areas that add to the architectural significance of the market.

Introducing Branded Pop-Up Stalls

Replacing current stalls with new ones featuring the Kingston Market brand.

Defining Seating Areas

Defining seating areas with stylish, branded screens.

Creating Outdoor Communal Seating

Creating Outdoor Communal Seating: Offering table service via QR codes for a modern dining experience.

Upgrading the Ancient Market House

Preparing it for new uses such as hospitality, community events, and cultural activities.



THE TERMS

EXCITING LEASING OPPORTUNITY AT KINGSTON ANCIENT MARKET

LOCATION

Discover the vibrant heart of Kingston upon Thames at Ancient Market Square and home to the historic Ancient Market House. Situated near the scenic Thames River and Kingston Bridge in the heart of Kingston, this bustling marketplace has been a central hub of trade and commerce for centuries. While the original Ancient Market House has evolved, the area remains rich in history, with its lively markets and shops preserving the town's heritage in a modern, dynamic setting. Explore Kingston's legacy through its charming architecture and thriving local businesses.

DEMISES

ANCIENT MARKET HOUSE

Is a self-contained building with the approximate floor areas below;

Floor	Sq Ft	Sq M
First Floor	1,937.5	180
Ground Floor	2,160.3	200.7
TOTAL	4,098	380.7

ANCIENT MARKET SQUARE

Is the town square itself and will have requirements for public circulation – a set demise can be mutually agreed STPP – the current areas are as below;

Ancient Market Square	Sq Ft	Sq M
Current occupied area	2207	205
Total Area	6265	582

LEASE TERMS

A new full repairing and insuring lease for a term of a minimum of 10 years, the lease is to be contracted outside the Landlord & Tenant Act 1954.

BASE RENT AND TURNOVER

The rent will be the higher of the base rent or 10% turnover. A guide on base rent available application.

BUSINESS RATES

Ancient Market House

Rateable Value: £80,500.00

Uniform Business Rates; £0.546

Rates Payable: £43,953.00

ANCIENT MARKET SQUARE

Rateable Value: £90,000

Uniform Business Rates; £0.546

Rates Payable: £49,140

SERVICE CHARGE

Not applicable. The Premises will effectively be self-contained and therefore will be the full responsibility of the tenant to repair

BUILDING INSURANCE

The Landlord will insure the building(s) and recover a fair a responsible cost from their tenant.

COSTS

Each party to cover their own costs associated with the transaction.



KINGSTON ANCIENT MARKET

“Seize this unique opportunity to be part of Kingston’s thriving market community and shape its future success.”

We believe the market holds significant hitherto untapped potential and the right operator will be able to seize this opportunity to transform the market with experience and ambition.

We would like to understand your ambitions for example:

- Updating the permanent kiosks improving their condition and appearance.
- Replacing the pop-up stalls for new Kingston Market branded ones.
- Introduction of branded breeze screens to help delineate seating areas.
- Additional outdoor communal seating with weather protection.
- Tangible improvements to the Ancient Market House in readiness for new hospitality uses.



The Council expectations on operations

(captured by KPIs on lease) will include the below:

- Delivering distinct and effective branding, brand identity and marketing for Kingston Ancient Market, to attract consistent footfall, consumer engagement and enhance visitor destination status;
- Delivering a curated Market offer, including an 'all -year - round' events programme and day to day Market offer;
- Full servicing of all public areas within the leasehold incl. cleansing, waste removal & management;
- Supporting local employment and skills targets;
- High environmental sustainability standards on recycling, net zero and circular economy;
- Promoting evening and night time market openings;
- Ethical sourcing and code of practice
- Applicants are expected to propose a fair and mutually beneficial lease arrangement that supports the market's achievements and ensures equitable remuneration for both parties.

*Join us in
transforming
Kingston Ancient
Market into a
historic landmark
for the future.*

*Let's make history
together!*

LIKE WHAT YOU SEE?

GET IN TOUCH WITH A MEMBER OF OUR TEAM...

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