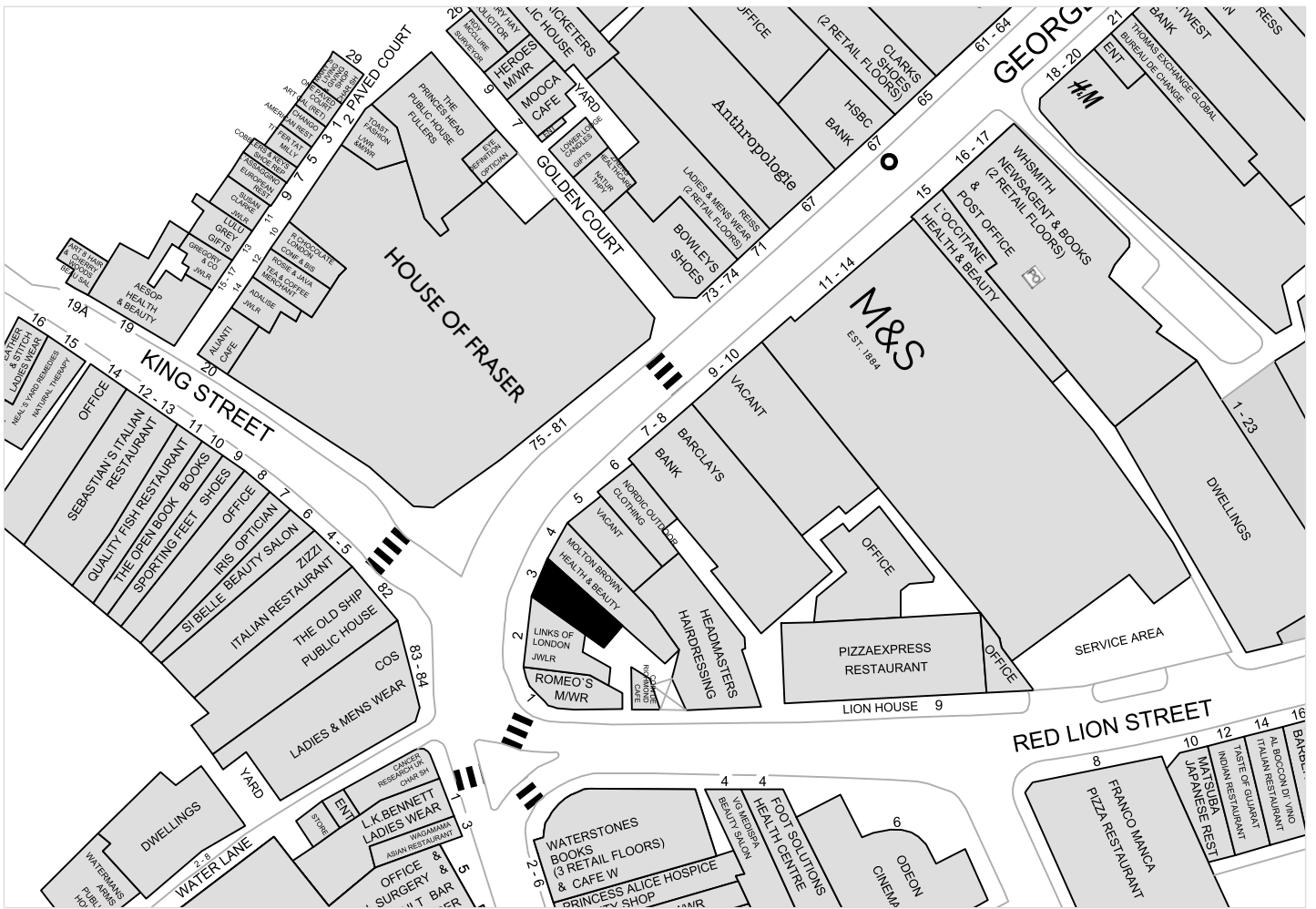

RICHMOND

3 GEORGE STREET TW9 1JY



NEW LEASE AVAILABLE
SUBJECT TO VP



LOCATION

The premises are located in a prime position on George Street opposite House of Fraser and adjacent to Molton Brown. Other occupiers located nearby include COS, M&S, Anthropologie, Reiss, Waterstones, Nordic Outdoor, ITSU and Boots amongst others.

ACCOMMODATION

The property is arranged on ground floor and basement levels providing the following approximate net dimensions and internal floor areas:

Net frontage	16 ft 7 ins	5.07 m
Shop depth	48 ft 11 ins	14.92 m
Ground floor	650 sq ft	60.39 sq m
Basement	530 sq ft	49.20 sq m

A floor plan is available on request.

TENURE

The shop is available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

The quoting rent is £59,500 per annum exclusive.

USE

We believe the premises have A1 use however interested parties should make their own enquires with Richmond-upon-Thames Borough Council Planning Department.

RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value £76,000

Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Fergus Emmerson

020 7183 0588

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Nick Furlong

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