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# RICHMOND

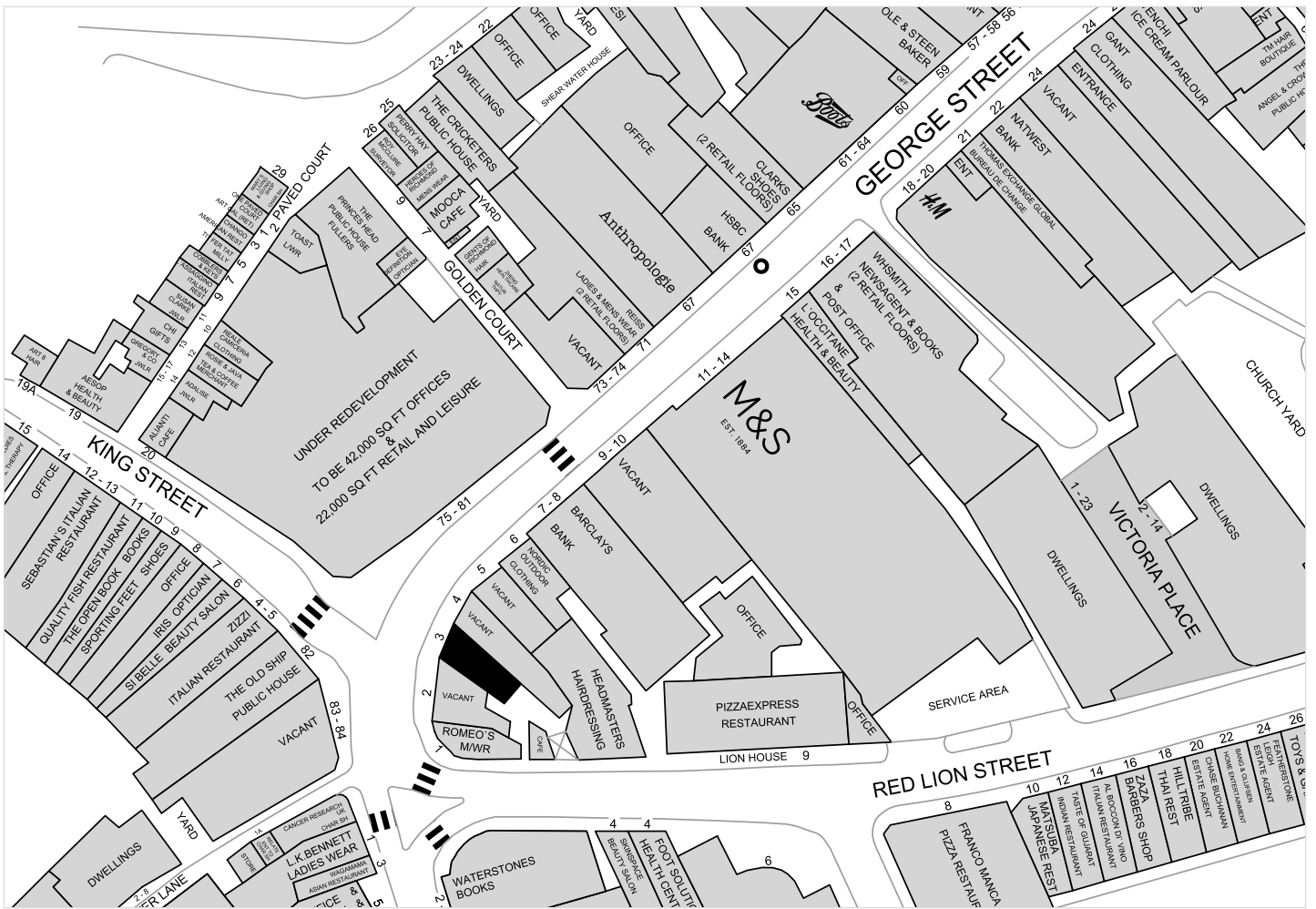
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3 GEORGE STREET TW9 1JY



NEW LEASE AVAILABLE  
SUBJECT TO VP

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## LOCATION

The premises are located in a prime position on George Street 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](http://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  
[fe@bcretail.co.uk](mailto:fe@bcretail.co.uk)

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SUBJECT TO CONTRACT