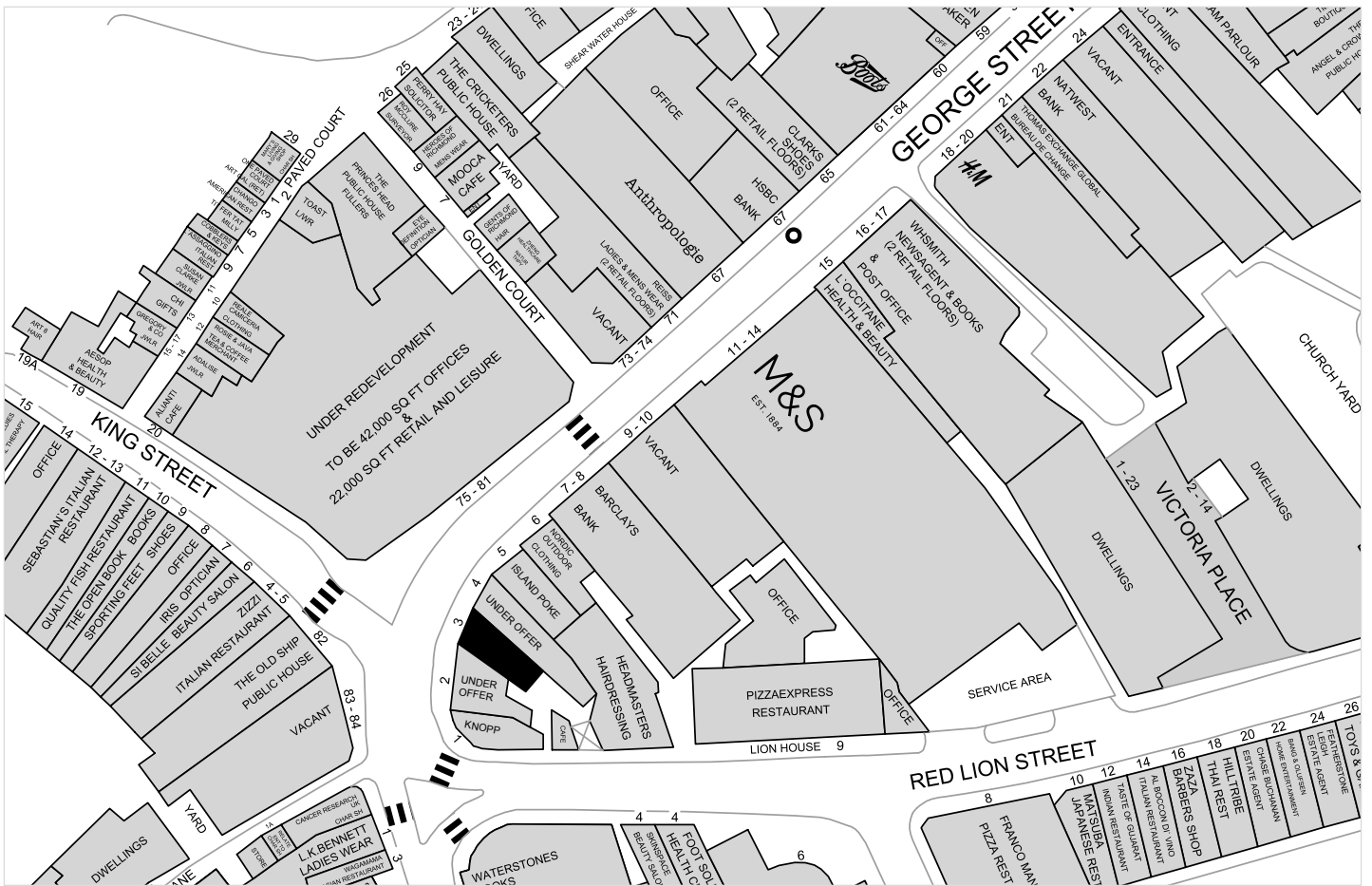

RICHMOND

3 GEORGE STREET TW9 1JY



NEW LEASE AVAILABLE
SUBJECT TO VP



LOCATION

The premises are situated in a prime position towards the south-western end of George Street where it benefits from excellent visibility from King Street. It is also located opposite the former House of Fraser at 80 George Street which is currently under redevelopment and is to provide up to 42,000 sq ft of office space and 22,000 sq ft of retail and leisure space when completed. Occupiers located nearby include **M&S, Anthropologie, Reiss, Waterstones, Nordic Outdoors, Boots** and **Itsu** 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

The premises benefits from an existing A1 planning use and had been trading on this basis until recently, however, consideration will be given to other uses within Class E use. Interested parties should make their own enquiries 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:

Ted Parr
020 7183 0589
tp@bcretail.co.uk

Nick Furlong
020 7183 0584
nf@bcretail.co.uk



3rd Floor, 16 Ingestre Place
London W1F 0JJ

www.bcretail.co.uk