

4 George Street, Richmond Upon Thames, London, TW9 1JY



Class E Retail, 1,485 sq ft Opportunity in Richmond Upon Thames

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Location

The subject property is prominently located on the corner of King Street and George Street, in the heart of Richmond's bustling shopping and dining area. It is well connected and is within a 5-minute walk of Richmond Station, providing direct access to the District underground line, London Overground and National Rail.

Nearby occupiers include Newbie, The Ivy Café, Waterstones, Third Space, Sticks N Sushi, Marks & Spencer, Russell & Bromley, Oliver Bonas, Dharma and Watcho.

Accommodation (NIA)

The premises is arranged over ground and basement floors.

It comprises the following approximate net internal floor area:

Description	sq ft	sq m
Ground Floor	780	72.46
Basement	705	64.49
Total	1,485	137.95

Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years. Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

Rent

£75,000 per annum exclusive.

Business Rates

As per the Valuation Office Agency, business rates are as follows:

Rateable value: £49,250

UBR: 0.499

Business rates: £24,575.75

Interested parties are advised to make their own enquiries with the council for the London Borough of Richmond Upon Thames.

EPC

Energy Rating: D

Further Information and Viewing

Viewings are by appointment via Levy Real Estate, or joint agents Forge.

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Location Plan

Not to scale, indicative only.



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