

CLASS E OPPORTUNITY RICHMOND 18/20 GEORGE STREET

SUBJECT TO VACANT POSSESSION



Description

The property is located in the centre of Richmond on the prime section of George Street. The premises are located opposite **Boots** with other nearby occupiers including **WH Smith**, **Vision Express**, **Athropologie**, **Ole & Steen** and **Marks & Spencer**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over basement, ground, first, second and third floors and comprise the following areas:

Ground Floor Sales	6,097 sq. ft.	(566.42 sq. m)
Basement	4,446 sq. ft.	(413.04 sq. m)
First Floor Sales	4,992 sq. ft.	(463.77 sq. m)
Second Floor	5,486 sq. ft.	(509.66 sq. m)
Third Floor	4,791 sq. ft.	(445.09 sq. m)

The second and third floors are separately accessed allowing the unit to be subdivided as required.

Lease

The premises are available on an effectively full repairing and insuring lease for a term of years to be agreed.

Rent

Upon application.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Floor	Rateable Value	UBR (24/25)
Basement, Ground & First	£260,000	0.546p
Second	£145,000	0.546p
Third	£115,000	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Timing

The premises are subject to vacant possession and will be available from March 2023.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby 07810 480291

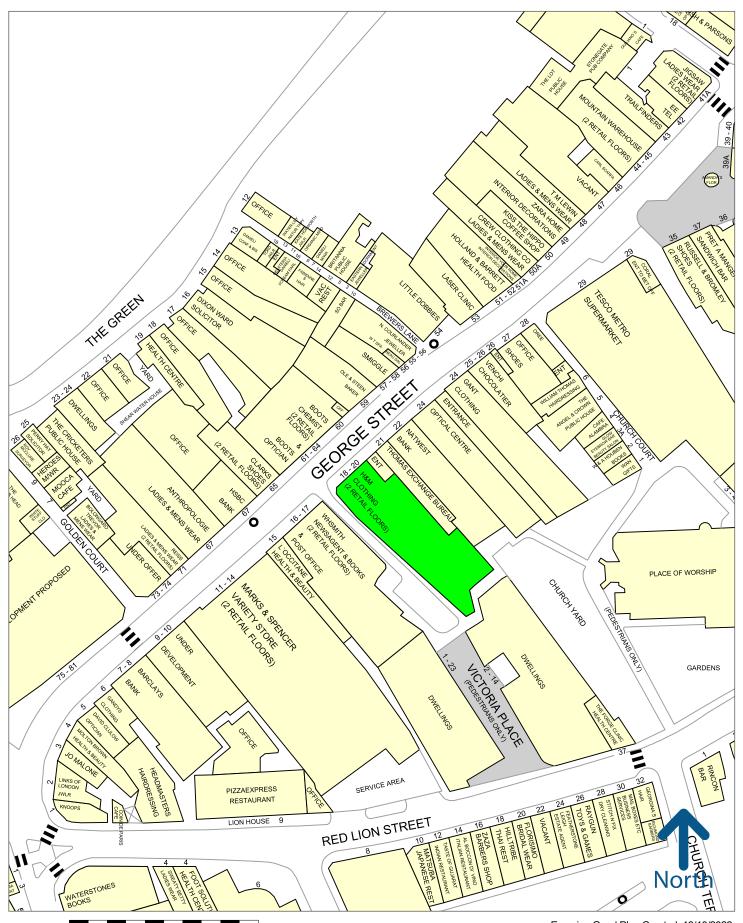
mike.willoughby@greenpartners.co.uk

Subject to Contract











Experian Goad Plan Created: 13/10/2022 Created By: Green and Partners

