

# 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:

<b>Ground Floor Sales</b>	6,097 sq. ft.	(566.42 sq. m)
<b>Basement</b>	4,446 sq. ft.	(413.04 sq. m)
<b>First Floor Sales</b>	4,992 sq. ft.	(463.77 sq. m)
<b>Second Floor</b>	5,486 sq. ft.	(509.66 sq. m)
<b>Third Floor</b>	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](mailto:mike.willoughby@greenpartners.co.uk)

Subject to Contract



50 metres

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



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