

# CLASS E OPPORTUNITY

# RICHMOND

## UNIT 3

## 35/38 GEORGE STREET



### Description

The property is located in a strong location on George Street in proximity to occupiers including **Pret A Manager, LEON, Santander, Joe & The Juice** and **Tesco**.

Richmond rail and underground station is within easy walking distance.

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

### Accommodation

The premises are arranged over ground and basement comprising the following approximate areas:

<b>Ground Floor</b>	1,829 sq. ft.	(92.81 sq. m)
<b>Basement Sales</b>	2,072 sq. ft.	(36.32 sq. m)
<b>Basement Storage</b>	635 sq. ft.	(40.69 sq. m)

### Lease

The premises are available on a new 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:

<b>Rateable Value</b>	£130,000
<b>UBR (24/25)</b>	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

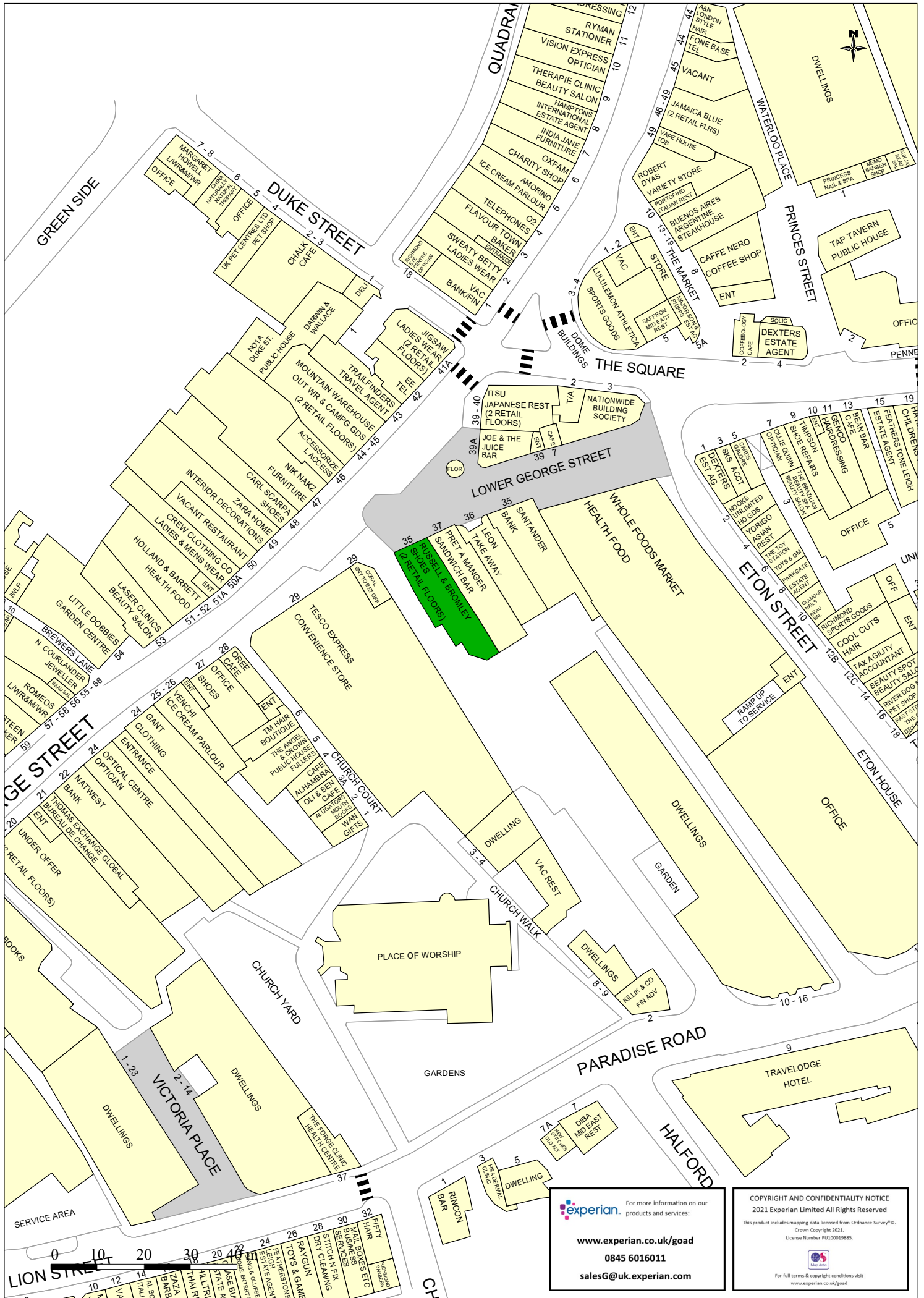
Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing


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

**Adam Bindman**      **07825 442413**  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

*Subject to Contract*



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