

1-5 Lower George St.

RICHMOND-UPON-THAMES | TW9 1AG

Prime retail/leisure opportunity
the heart of Richmond

**20,139 sq ft
available**

as a whole or in alternative
configurations

Part of the
One Eton St.
development

1-5 Lower George St.

Sat Nav: TW9 1AG

Prime Central Location

Nearby occupiers include Joe & The Juice, Leon, Pret, Aesop, Lululemon, Waitrose, Sweaty Betty, Trailfinders, Jigsaw and Itsu. Recent new entrants to the town include Third Space, Sticks N Sushi and Sostrene Grene.

1st

Ranked top for average earnings (PMA)

6%

Forecast population growth by 2030 (GLA)

49%

Catchment are AB (most affluent) (PMA)

71%

Working age of population in managerial, professional and technical occupations. London average: 58% (ONS APS)

201,713

Population (GLA)

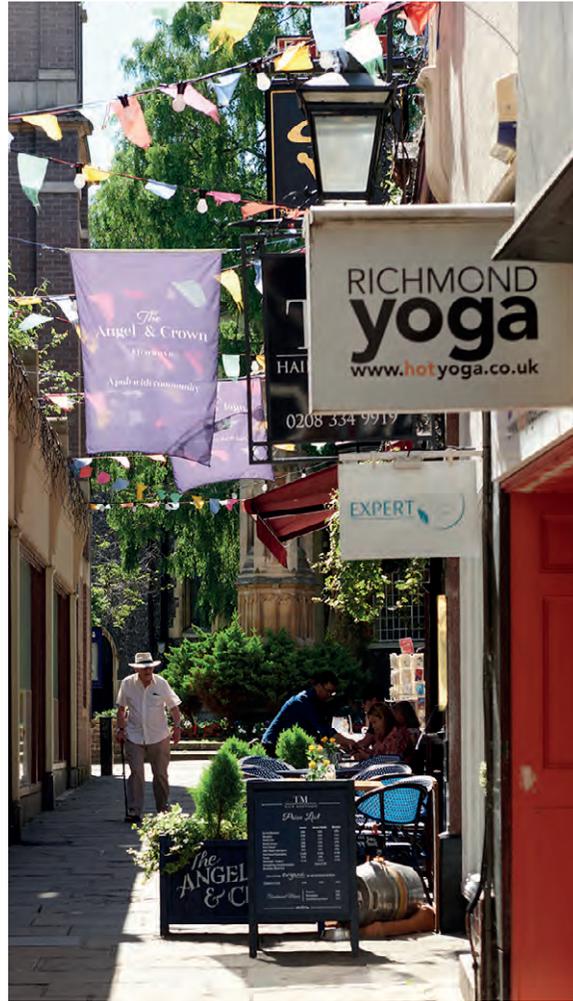
RICHMOND UPON THAMES



1-5 Lower George St.

Prime Central Location

Situated in the pedestrianised prime section of George Street, 1-5 Lower George Street provides rarely available large space with tradeable lower ground accommodation. Subject to terms, various split options will be considered with further information available upon request.



1-5 Lower George St.

The property is available on a new lease subject to vacant possession, providing rarely available large space.

In its current configuration the property offers 20,130 sq ft arranged over ground and lower ground.

Alternative configurations are available. Further information is available upon request.



1-5 Lower George St.

Ground Floor

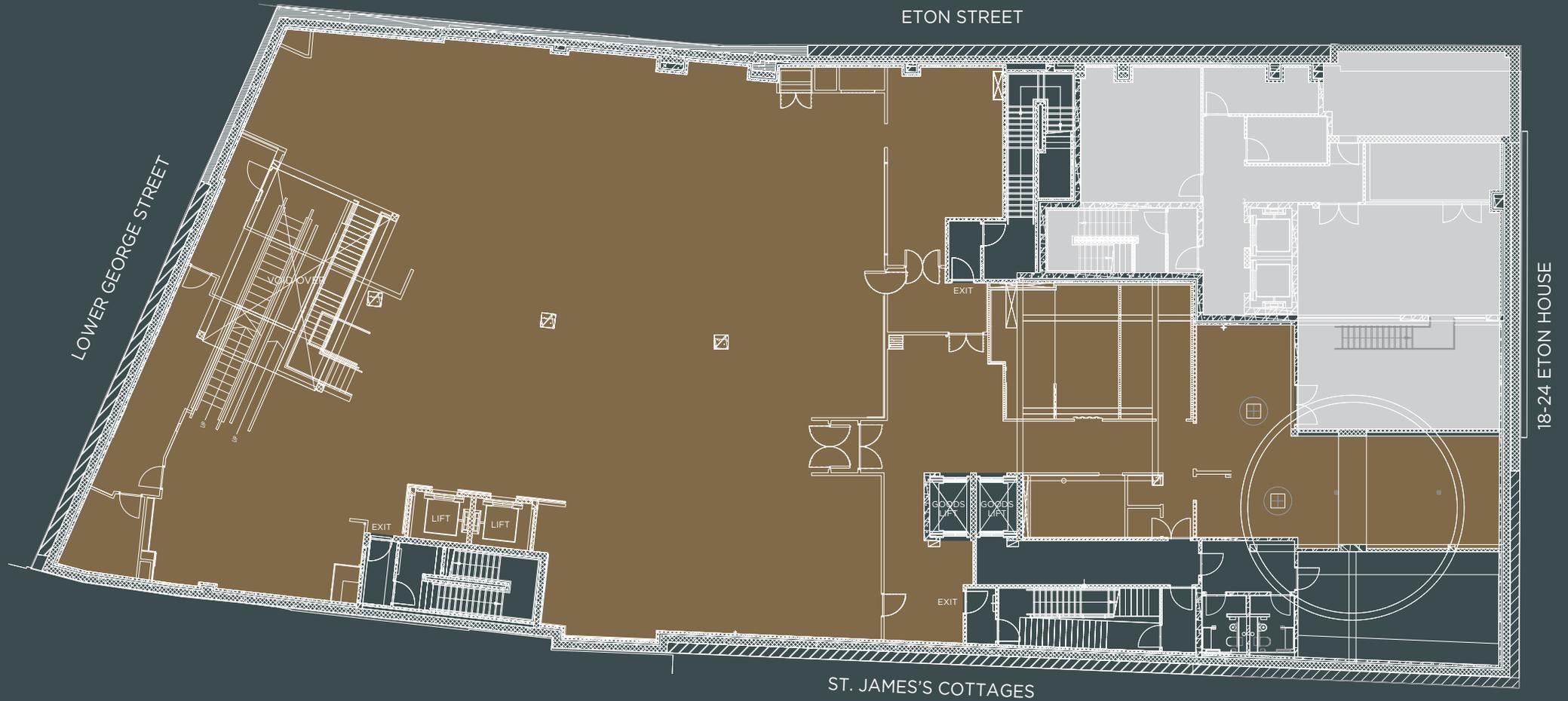


Floor	Sq Ft	Sq M
GROUND	8,413	781.6
LOWER GROUND	11,726	1,089.4
TOTAL	20,130	1,871

Net Internal Areas (6th Edition).

1-5 Lower George St.

Lower Ground



Floor	Sq Ft	Sq M
GROUND	8,413	781.6
LOWER GROUND	11,726	1,089.4
TOTAL	20,130	1,871

Net Internal Areas (6th Edition).

RICHMOND UPON THAMES

Rateable Value

£535,000

Rates Payable

24/25 £302,810

Rent

Upon application

1-5 Lower George St.

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Service Charge

£68,670 per annum

Tenure

Available on a new lease, subject to vacant possession

EPC

C59

For further
information please
contact sole agents

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