

CLASS E OPPORTUNITY

RICHMOND

UNIT 2
35-38 GEORGE STREET

SUBJECT TO VACANT POSSESSION

Description

The property is located in a strong location on George Street in proximity to occupiers including **Pret A Manager**, **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:

Ground Floor	1,549 sq. ft.	(143.90 sq. m)
First Floor	710 sq. ft.	(65.96 sq. m)
TOTAL	2,259 sq. ft.	(209.86 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.

Service Charge

The service charge for the current financial year is £7,447.72 per annum.



Business Rates

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

Rateable Value	£109,000
UBR (26/27)	0.43p

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

EPC

The property has an EPC rating of B 32. 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

Subject to Contract

