

# CLASS E OPPORTUNITY

## RICHMOND

### 46 THE QUADRANT

#### Description

The property is located along The Quadrant in proximity to occupiers including **Robert Dyas, Flight Centre, Flying Tiger, Greggs, Lloyds Bank, Specsavers, Jamaica Blue** and **Vodafone**.

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, first and second floors, comprising the following approximate areas:

<b>Ground Floor</b>	999 sq. ft.	(92.81 sq. m)
<b>First Floor</b>	391 sq. ft.	(36.32 sq. m)
<b>Second Floor</b>	438 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

# £72,500

per annum exclusive.



#### Business Rates

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

<b>Rateable Value</b>	£74,000
<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

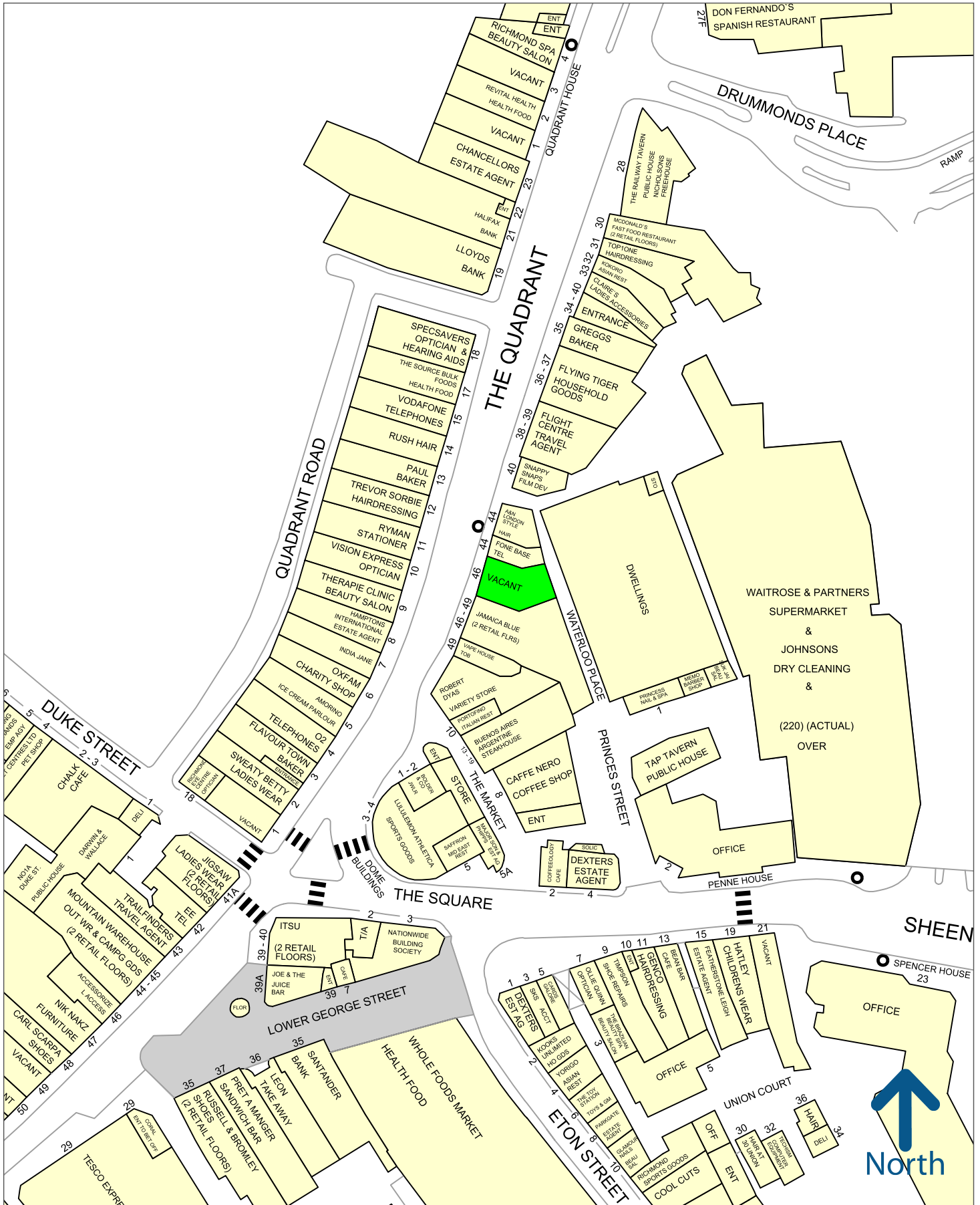
Each party to be responsible for their own legal costs incurred in this transaction.

#### Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

**Matt Beardall**                      **07912 746923**  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

**Ben Sykes**                              **07572 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)



50 metres

Experian Goad Plan Created: 04/05/2023  
Created By: Green and Partners



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