

PRIME CLASS E OPPORTUNITY RICHMOND 6/8 PAVED COURT

Description

Situated in Central Richmond Upon Thames, just off George Street, Paved Court is a charming pedestrian thoroughfare between King Street and Richmond Green. Paved Court is home to aspirational national and independent retailers and cafes including **Aesop**, **Toast**, **L'Assaggiato**, **Aliante Café** and **Rosie & Java**.

The subject unit sits immediately to the rear of the multi-million pound redevelopment of 80 George Street which will become a prime retail and leisure anchor for Richmond town centre, as well as providing 40,000 sq. ft. of Grade A office accommodation once complete in Q1 2022.

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

Description

The unit provides a double-fronted, two storey retail unit with 9.7m shop frontage to Paved Court. The newly configured space will provide ground floor sales, storage or event space. The first floor has the ability to be opened up to provide double-height.

Accommodation

The premises are arranged over ground and first floors, comprising the following areas:

Ground Floor	444 sq. ft.	(41.21 sq. m)
Basement	733 sq. ft.	(68.13 sq. m)
TOTAL	1,177 sq. ft.	(109.34 sq. m)

Lease

The premises are available on a new full repairing and insuring lease on terms to be agreed.

Subject to Contract



Rent

£50,000

per annum exclusive.

Business Rates

The premises will be reassessed upon completion of the reconfiguration works. We recommend that interested parties engage with Richmond Borough Council for more information.

EPC

The premises are currently being redeveloped and will be assessed post-completion. An EPC will be made available at the earliest opportunity.

Planning

The premises benefit from Class E use. Other uses will be considered, subject to planning.

Legal Costs

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

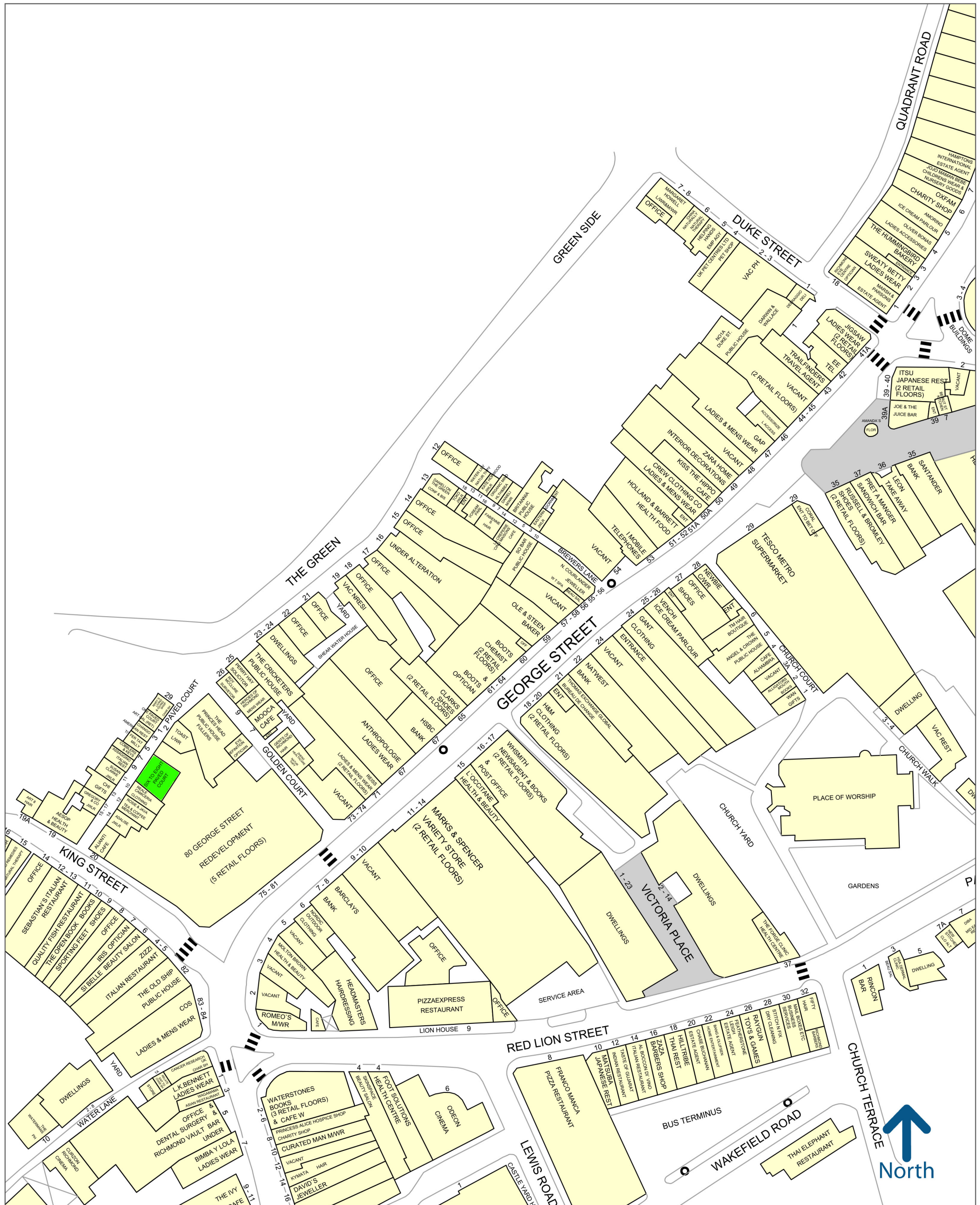
Viewing

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

Matt Beardall **020 7659 4836**
matt.beardall@greenpartners.co.uk

Or, **CBRE**, contacting:

Matt Gillson **020 7182 2103**
matt.gillson@cbre.com



50 metres

Experian Goad Plan Created: 05/05/2021
Created By: Green and Partners



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011