

# SHOP TO LET

# RICHMOND

## 72/73 GEORGE STREET

**Subject to Vacant Possession**

### Description

The property is located in the centre of Richmond on the northern side of George Street. The property adjoins **Reiss** and is adjacent to the former **House of Fraser** which is to be redeveloped to provide a mix of new offices, retail and leisure. Retailers in the immediate vicinity include **M&S**, **Tesco**, and **Anthropologie**.

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 floor only, comprising the following areas and dimensions:

<b>Ground Floor Sales</b>	990 sq. ft.	(91.97 sq. m)
<b>Ground Floor Stock</b>	138 sq. ft.	(12.82 sq. m)
<b>First Floor Sales</b>	494 sq. ft.	(45.90 sq. m)
<b>First Floor Storage</b>	384 sq. ft.	(35.67 sq. m)
<b>Basement Ancillary</b>	384 sq. ft.	(35.67 sq. m)

### Lease

The unit is available on a new full repairing and insuring lease for a term by arrangement.

### Rent

Upon application.



### Business Rates

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

<b>Rateable Value</b>	£174,000
<b>UBR (20/21)</b>	0.512p

All parties are to be advised to make their own enquiries 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.

### Timing

The property is available subject to vacant possession.

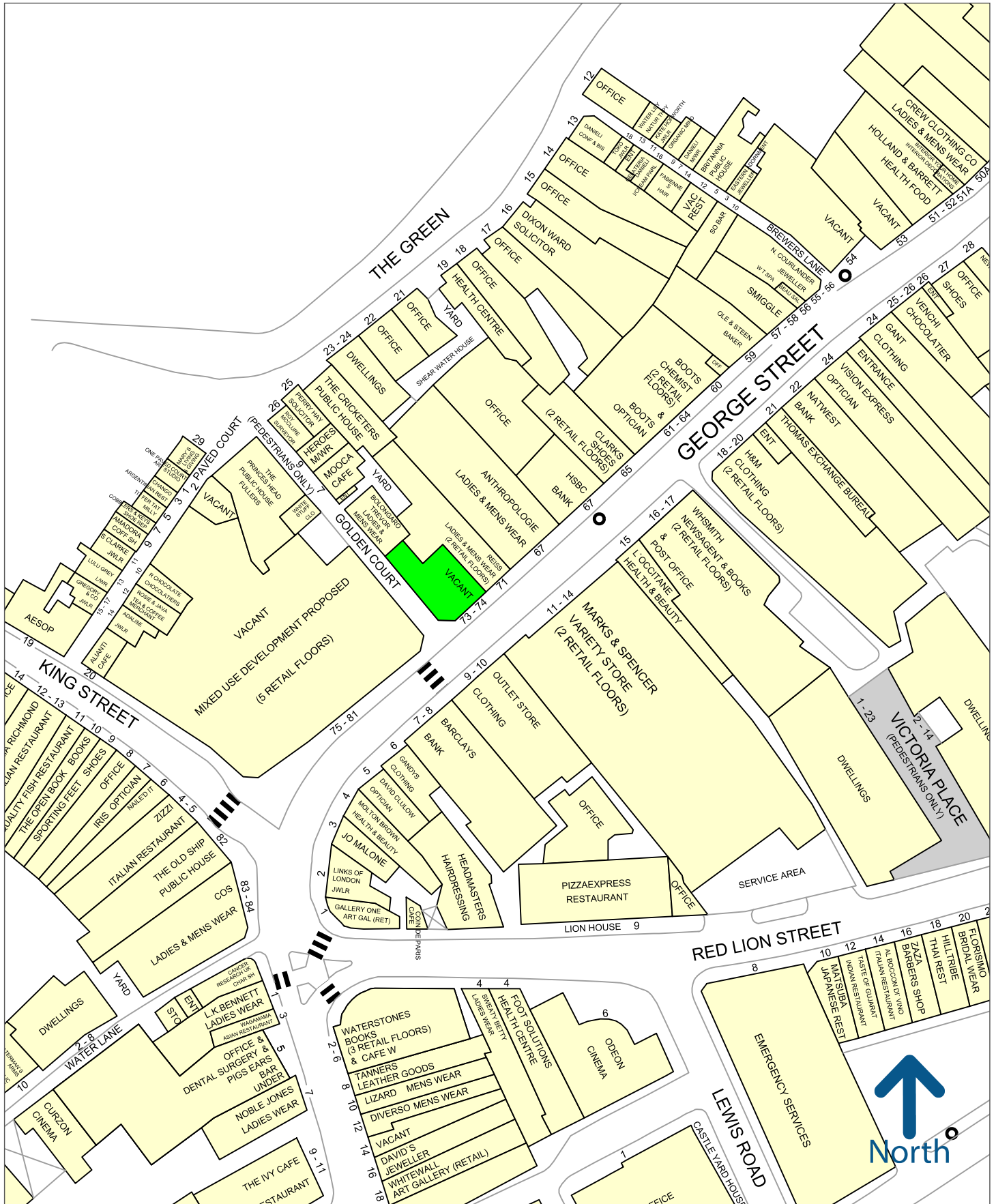
### Viewing

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

**Adam Bindman** 07825 442 413  
adam.bindman@greenpartners.co.uk

**Rowen Grandison** 07733 303 121  
rowen.grandison@greenpartners.co.uk

*Subject to Contract*



50 metres

Experian Goad Plan Created: 23/06/2021  
Created By: Green and Partners

