green&partners

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:

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

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

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.

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

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Rowen Grandison 07733 303 121

rowen.grandison@greenpartners.co.uk

Subject to Contract

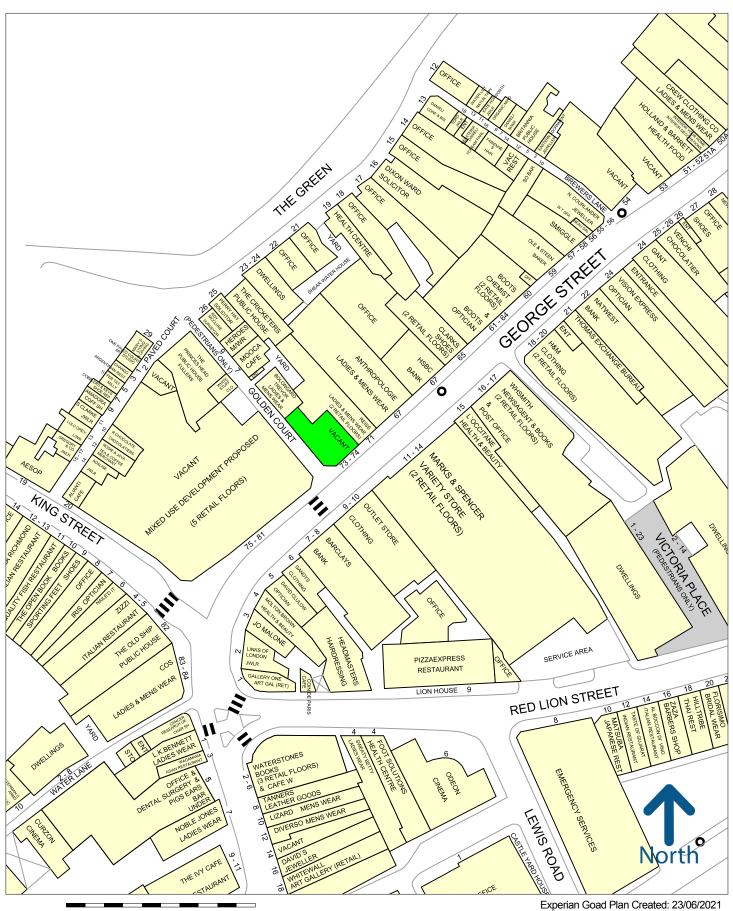


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