

TO LET PRIME RETAIL PREMISES

WRIGHT &
PARTNERS

2 THE SQUARE, RICHMOND UPON THAMES TW9 1DY



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Location

Richmond Upon Thames is an affluent and popular town south west of London which is served by good public transport services with Richmond Station providing both overground and underground (District Line) services. The available premises occupy a busy central position within the town's principal retail area close to **Waitrose** and **Whole Foods**, as well as many other multiple retailers.

Accommodation

The premises are arranged on Ground and Basement floors, and provide the following dimensions and floor areas:-

| | Imperial | Metric |
|----------------|-----------|------------|
| Ground Floor | 381 sq ft | 35.37 sq m |
| Basement | 316 sq ft | 29.34 sq m |
| TOTAL | 697 sq ft | 64.71 sq m |
| Gross Frontage | 19ft 7in | 6.00 m |
| | | |

Planning

The property is zoned for Class E Use; however interested parties should make their own enquires with Richmond-upon-Thames Borough Council Planning Department

Lease

The premises are available on a new full repairing and insuring lease for a term of 10 years with an upwards only rent review at the end of the 5th year.

Rent

Upon application.

Rates

The premises currently have a Rateable Value of £46,000. Interested parties are advised to make their own enquiries with the local authority.

EPC

Available upon request.

Possession

Immediate upon completion of legal formalities.

Viewing

Please contact David Coskie

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Misrepresentation Act: These details are intended to give a fair description of the property and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All measurements are approximate and no responsibility is taken for any error or omission. These details do not constitute part of an offer or contract.