

# Richmond Upon Thames

## 35 The Quadrant

Class E Opportunity – Subject to Vacant Possession



### Location

The subject property is situated on The Quadrant, in close proximity to Richmond train station, providing regular access into London Waterloo with a journey time of around 20 minutes. The Quadrant links through to George Street and benefits from significant footfall and visibility.

Located adjacent to Flying Tiger, nearby occupiers include Flight Centre, Lloyds, Specsavers and McDonalds.

### Demise

The subject property is arranged over ground floor only, providing the following approximate Net Internal Area:

Ground Floor	1,067 sq ft	99.12 sq m
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### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

£80,000 per annum exclusive

### Rates

Rateable Value	£60,500
Rates Payable	£30,976 p.a.

Interested parties are advised to make their own enquiries to Richmond Upon Thames Council on 020 8891 1411

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

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50 metres



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