

# Richmond upon Thames

## 7 Lichfield Terrace

Class E Opportunity



### Location

The subject property is situated on Lichfield Terrace, a short walk away from Richmond railway station and George Street. The unit is located adjacent to the principal car parking provision within the centre of Richmond therefore benefitting from great footfall and visibility.

Located adjacent to **Decor Express**, other occupiers in the locality include **Gails Bakery**, **Lark**, **Waitrose** and **Anthro Contrology Pilates**.

### Demise

The property is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

<b>Ground Floor</b>	560 sq ft	52 sq m
<b>Basement (Storage)</b>	59 sq ft	5 sq m
<b>Total</b>	<b>619 sq ft</b>	<b>57 sq m</b>

### Tenure

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

### Rent

£37,500 per annum exclusive

### Rates

<b>Rateable Value</b>	£31,250
<b>Rates Payable</b>	£ 15,593.75 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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