

Richmond Upon Thames

4 George Street

Class E Opportunity – Subject To Vacant Possession



Location

The subject property occupy a prominent position on George Street, the premises benefits from being directly opposite the redevelopment of the Former House of Fraser which comprises of Grade A office space, **Third Space** and **Sticks N Sushi** have recently taken occupation of the commercial units.

Located immediately adjacent to **Newbie** and **Dharma Coffee**, other nearby occupiers include **Russell & Bromley**, **Oliver Bonas**, **Marks & Spencer**, **The Ivy** and **Knoops**.

Demise

The subject property is arranged over ground and basement floors, providing the following approximate Net Internal Area:

Ground Floor	780 sq ft	72.46 sq m
Basement	705 sq ft	65.49 sq m
Total:	1,485 sq ft	137.95 sq m

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

£75,000 per annum exclusive.

Rates

Rateable Value	£49,250
Rates Payable	£24,575.75 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:

forge

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Or alternatively our joint agent Liv England at Levy on 020 7930 1070



50 metres

Experian Goad Plan Created: 08/08/2024

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