

# Richmond upon Thames

## Unit 2, Quadrant House, The Quadrant

Class E Opportunity – Subject to Vacant Possession



### Location

The property is located on The Quadrant, one of the principal retail pitches in Richmond benefitting from high levels of footfall between Richmond Station and George Street. Richmond is a very popular retailing location due to its great connectivity into Central London and affluent demographic.

SIXT and CEX are located adjacent, with other nearby occupiers including Lululemon, Sweaty Betty, Tortilla, Greggs and Townhouse.

### Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor area:

<b>Ground Floor</b>	1,095 sq ft	101.75 sq m
<b>Total</b>	<b>1,095 sq ft</b>	<b>101.75 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 subject to vacant possession.

### Rent

£80,000 per annum exclusive

### Rates

<b>Rateable Value</b>	£ 56,500
<b>Rates Payable</b>	£ 24,295

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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