Location
The subject property is situated on the popular George Street, adjacent to Molton Brown and Nordic Outdoor. There are a variety of national retailers in the locality including Jo Malone, Reiss, Barclays and Cos, therefore attracting a strong level of footfall around the subject premises.

Demise
The property is arranged over ground and basement level, providing the following approximate dimensions and areas:

<table>
<thead>
<tr>
<th></th>
<th>Ground Floor</th>
<th>Basement</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>sq ft</td>
<td>981</td>
<td>862</td>
<td>1,843</td>
</tr>
<tr>
<td>sq m</td>
<td>91</td>
<td>80</td>
<td>171</td>
</tr>
</tbody>
</table>

Tenure
The property is available by way of a new effectively full repairing and insuring lease for a term of 10 years subject to 5 yearly upward only rent reviews.

Rent
£105,000 per annum exclusive.

Rates
Rateable Value: £125,000
Rates Payable (19/20): £63,000 p.a.

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

EPC
Available upon request

Further Information
For further information or to arrange a viewing please contact the sole agents
Robinson Webster.

Liam Jones
020 7190 9804
07990 335 016
liam@robinsonwebster.co.uk

Ian Webster
020 7190 9802
07901 516 723
ian@robinsonwebster.co.uk

020 7190 9801
robinsonwebster.com
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