



## 72-73 George Street, Richmond Upon Thames TW9 1HE

*Prime Corner Retail Unit*

**TO LET**

Area: 2,270 FT<sup>2</sup> (211M<sup>2</sup>) | Rent:



**Frontage**  
Excellent return  
frontage



**Basement**  
Arranged at GF  
and basement  
levels



**Location**  
Prime town centre  
location

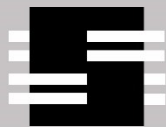


**Availability**  
Available for  
immediate  
occupation

### LOCATION:

Richmond is a highly affluent town located some 9 miles South West of Central London and has excellent rail links to London via the Underground and Overground lines as well as the Southwest Trains service, with a direct train to Waterloo in under 20 minutes. London and Heathrow are also easily accessible via the M3 and M4 motorways respectively. The property occupies a prime position on George Street moments from Richmond Green and the Riverside and sits adjacent to the former House of Fraser, currently undergoing major redevelopment as a multi-use commercial scheme. Retailers in the immediate vicinity include: The Ivy, Waterstones, Oliver Bonas, Ole & Steen and Marks & Spencer.

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### DESCRIPTION:

Prime corner retail unit with excellent return frontage and good internal configuration. The property is arranged over ground and basement levels and is ideally suited to a variety of occupiers.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	1,155	107
Basement	1,115	104
<b>TOTAL</b>	<b>2,270 sqft</b>	<b>211 sqm</b>

### AMENITIES:

- Highly prominent town centre location
- High footfall area
- Suitable to a variety of occupiers
- Return frontage with full height glazing
- Good internal configuration
- Possibility for outside seating

**LEASE:** A new Full Repairing and Insurance lease, the terms of which are to be agreed.

**RENT:** **VAT:** Applicable.

**SERVICE CHARGE:** Upon application. **RATES PAYABLE:** According to the VOA, the rateable value from 1st April 2023 will be £83,500.

**EPC:** Available upon request. **LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



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