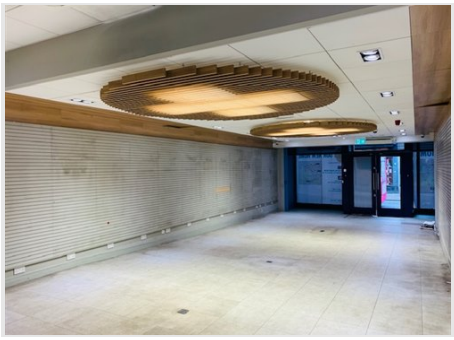
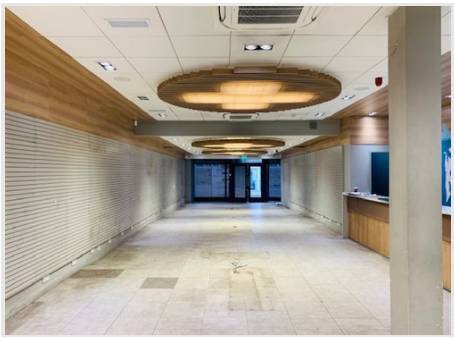
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

53 GEORGE STREET, RICHMOND UPON THAMES, TW9 1HJ





SUMMARY

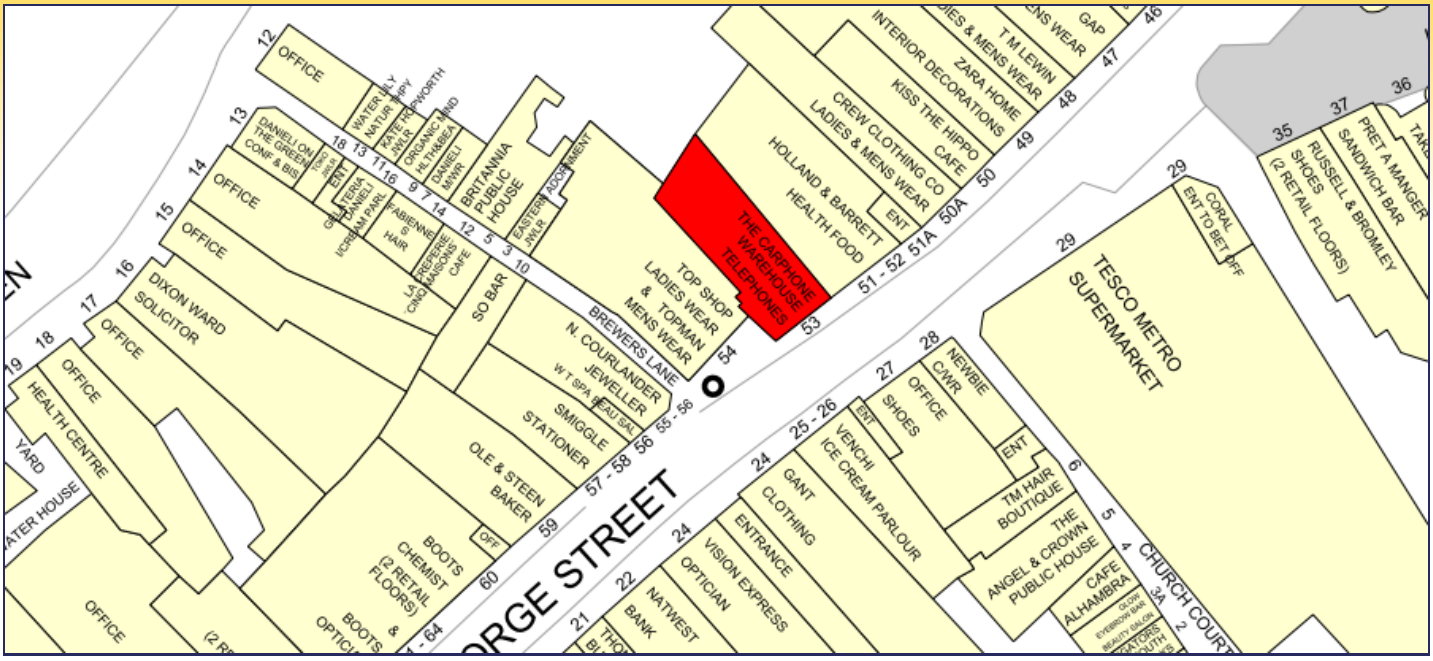
- **2,290 sq ft (212.83 sq m)**
- **Prime Retail Premises**
- **Richmond Town Centre**
- **To Let**
- **Rent: Upon application**
- **The property is offered on a new Full Repairing Lease, the terms of which are to be agreed.**

AMENITIES

- **Excellent display frontage**
- **Expansive main sales area**
- **Full height basement**
- **Ground floor ancillary**
- **Rear Yard**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Richmond is a highly affluent town, located some 8 miles South West of London. The area benefits from excellent road access being adjacent to the A316 and M4 motorways. Richmond train and tube (District Line) services also provide access to the West End within 20 minutes. The property is located in a prime retail position on the High Street and is surrounded by a host of major retailers including H&M, Russell & Bromley, Gant, Crew Clothing, Ole & Steen and Reiss.

DESCRIPTION

Occupying a prominent pitch on the high street, the premises comprise prime retail accommodation over ground floor and basement levels, with ancillary space to the rear. The main sales area totals approximately 1,500 sq ft and benefits from an excellent display frontage.

ACCOMMODATION

FLOOR	SIZE
Ground Floor Sales	1,470 sq ft (136.62 sq m)
Ground Floor Ancillary	220 sq ft (20.45 sq m)
Basement	600 sq ft (55.76 sq m)
Total	**2,290 sq ft (213 sq m)**

LEASE / TERM

The property is offered on a new Full Repairing Lease, the terms of which are to be agreed.

RENT

Upon application

RATES

The property is listed on the VOA website with a rateable value of £154,000.

VAT

VAT is not applicable

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4571. Date: 2024