

**Prime Retail opportunity in
affluent Richmond**

£95,000 per annum exclusive
1,719 sq ft

**7 The Quadrant, Richmond
upon Thames, TW9 1BP**

- Outstanding glazed shopfront with excellent brand visibility
- Prime position within Richmond's premier retail destination
- Strong daily footfall and affluent customer base
- Flexible ground floor with valuable tradeable basement
- Surrounded by leading retail and lifestyle brands



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Further Information & Viewing

Viewings are by appointment via joint agents Levy Real Estate & OM3 Retail Projects.

Levy Real Estate

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OM3 Retail Projects

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The Property

The property is an inline unit with glazed frontage. It benefits from excellent ceiling heights on the ground floor and a tradeable basement, and would suit a variety of retail, leisure and wellbeing operators.

Nearby occupiers include Lululemon, Aesop, Sweaty Betty, Joe & the Juice, Holland & Barrett, Crew Clothing, Hotel Chocolat, Gant, Jigsaw and Paul.

Location

The property occupies a prime position in the middle of one of Richmond's busiest retail parades. It is situated close to the junction with Duke Street and The Square. Richmond Station is within a 3-minute walk to the North providing access to National Rail services and the District London Underground line.

Business Rates

As per the Valuation Office Agency, the rateable value of the premises is £76,500.

Interested parties are advised to make their own enquiries with the London Borough of Richmond upon Thames Council.

Rent

£95,000 per annum exclusive

Accommodation

The premises is arranged over ground and basement floors and comprises the following approximate net internal floor area(s):

Floor	sq ft	sq m
Ground	964	90
Basement	775	70
Total	1,719	160

EPC

Certificate available upon request.

Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

Purchase

Offers are also invited for the freehold interest in the property. The property would be delivered with vacant possession.