

# FOR SALE

## TENANTED INVESTMENT

### 33 THE QUADRANT, RICHMOND UPON THAMES, SURREY TW9 1DN

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

[www.snellers.com](http://www.snellers.com)

- **PROMINENT RETAIL UNIT**
- **WHOLE BUILDING LET TO CLAIRE'S ACCESSORIES UK LIMITED**
- **AFFLUENT LONDON BOROUGH**
- **RENTAL INCOME £56,000 PER ANNUM**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# 33 THE QUADRANT, RICHMOND TW9 1DN

## LOCATION

The property is located in The Quadrant, a prime position with high footfall in Richmond upon Thames, one of London's most popular and affluent Boroughs.

Richmond Railway Station is nearby and many bus routes are directly outside the property.

There are a number of multiple operators in close proximity including Greggs, Costa Coffee, Flying Tiger, McDonalds, Kokoro and Lloyds Bank.

## DESCRIPTION

The property comprises a ground floor retail unit with rear store and WC.

The retail area benefits from a fully glazed wooden shop front, suspended ceiling and air conditioning unit.

There is a rear exit to an enclosed yard area where there is ladder access to the two upper floors.

## ACCOMMODATION

The property has the following approximate net internal floor areas:-

	<b>SQ. M</b>	<b>SQ. FT</b>
Retail	57.5	619
Rear Store	12.0	129
First Floor	33.2	357
Second Floor	35.2	379
<b>TOTAL</b>	<b>137.9</b>	<b>1484</b>

## TENURE

**FREEHOLD:** subject to a lease granted to Claire's Accessories UK Ltd for a term of 10 years from 2nd March 2017 at a rent of £56,000 per annum.

## PRICE

Offers in excess of £850,000.

VAT is applicable.

## BUSINESS RATES

2017 Rateable Value: £40,000

2023 Rateable Value: £33,250

## ENERGY PERFORMANCE RATING

Energy Rating: E120

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
sharon@snellers.com

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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