

TO LET

137.9 SQ. M (1484 SQ. FT) APPROX.

33 THE QUADRANT, RICHMOND, SURREY TW9 1DN

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com
020 8977 2204

- **PROMINENT RETAIL UNIT**
- **TWO UPPER FLOORS**
- **AFFLUENT LONDON BOROUGH**
- **NEW LEASE AVAILABLE**

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:-

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

TENURE

Available on a new lease for a term by arrangement.

RENT

£55,000 per annum plus VAT.

BUSINESS RATES

2023 Rateable Value: £33,250

For confirmation of rates payable, please contact the business rates department of The London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: E120

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

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

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