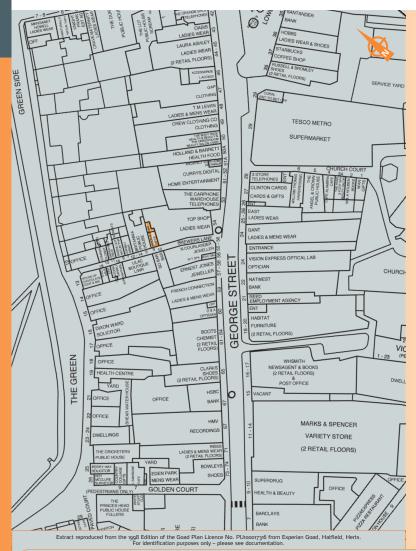
# 3 Brewers Lane, Richmond upon Thames Surrey TW9 1HH

er annum exclusive

Freehold Retail Investment

- Prosperous London suburb
- High volume of passing pedestrian trade
- Located between George Street and The Green
- Nearby occupiers include Top Shop, **Tesco and French Connection**





### Location

Miles: 10 miles from Central London
Roads: A205, A316, A3
Rail: Richmond Overground (London Waterloo direct),

Richmond Underground (District Line) Heathrow Airport

Air:

Richmond-upon-Thames is a fashionable and popular Thames-side town, located next to Richmond Park and 10 miles from Central London. The town has excellent links, via underground and overground with Central London as well as an affluent population. The property is situated on Brewers Lane, between George Street and The Green, close to occupiers including Tesco, French Connection, Top Shop and Ernest Jones.

The property, which is Grade II Listed, comprises a 3 storey shop over the ground, basement and two upper floors. Part of the first floor accommodates a sales area with the remaining space used as ancillary storage, however it could lend itself to residential conversion, subject to consents

## Freehold.

VAT is not applicable to this lot.

Tenancy and accommodation							
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground Basement First Second	Retail Retail/Storage Retail/Storage Storage	14.85 sq m 12.20 sq m 14.58 sq m 14.60 sq m		INDIVIDUAL (t/a Moon & Star Gifts)	11 years from 12/07/2004	£20,000	12/07/2012
Totals		56.23 sq m	(605 sq ft)			£20,000	

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