

## lot 23

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

Rent  
**£20,000**  
per 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



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### Location

Miles: 10 miles from Central London  
Roads: A205, A316, A3  
Rail: Richmond Overground (London Waterloo direct),  
Richmond Underground (District Line)  
Air: Heathrow Airport

### Situation

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.

### Description

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.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	14.85 sq m	(160 sq ft)	<b>INDIVIDUAL</b> <b>(t/a Moon &amp; Star Gifts)</b>	11 years from 12/07/2004	£20,000	12/07/2012
Basement	Retail/Storage	12.20 sq m	(131 sq ft)				
First	Retail/Storage	14.58 sq m	(157 sq ft)				
Second	Storage	14.60 sq m	(157 sq ft)				
<b>Totals</b>		<b>56.23 sq m</b>	<b>(605 sq ft)</b>			<b>£20,000</b>	

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