

21 George Street Richmond upon Thames TW9 1AY

lot 15

Prime Freehold Retail Investment

- Let to Reed Employment Limited (with Surety from Reed Executive Ltd) until 2022
- Affluent and fashionable South-West London Suburb
- 100% prime retail location
- Neighbouring occupiers include Marks and Spencer, Boots, River Island, House of Fraser, French Connection, Ernest Jones, W H Smith, Reiss, Gant and Crew Clothing
- Six Week Completion Period Available

Rent
£90,000
per annum
exclusive

On behalf of Trustees



Location

Miles: 1 mile south of Royal Mid Surrey Golf Course
2 miles north of Richmond Park
8.5 miles south-west of Central London
Roads: A316, A307, M3, M4
Rail: Richmond (District & Overground)
Air: London City, London Heathrow

Situation

Richmond upon Thames is a highly affluent and fashionable South-West London suburb some 9 miles west of Central London. The property is prominently situated on George Street, which is the principal retail thoroughfare. Neighbouring occupiers include Marks and Spencer, Boots, River Island, House of Fraser, French Connection, Ernest Jones, W H Smith, Gant, Crew Clothing and the recently opened H & M.

Description

The property comprises retail accommodation on the ground floor with self-contained ancillary on first, second and third floors. The basement is currently unused.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Period Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Unused	46.98 sq m	(506 sq ft)	REED EMPLOYMENT LTD (1)	25 years from 24/06/1997 until 23/06/2022 on a full repairing and insuring lease	£90,000	24/06/2012 & 24/06/2017
Ground	Retail (ITZA)	37.16 sq m	(400 sq ft)				
First	Ancillary	55.74 sq m	(600 sq ft)				
Second	Ancillary	14.86 sq m	(160 sq ft)				
Third	Ancillary	26.12 sq m	(281 sq ft)				
Totals		180.86sq m	(1,947 sq ft) (2)			£90,000	

(1) Reed is a specialist provider of recruitment solutions, IT and HR consulting. Assisting Job seekers and employers since 1960.

Reed is independent, has over 350 offices worldwide and employs 3,000 people.

For more information see www.reed.co.uk and <http://www.reedglobal.com/>

(2) The above floor areas are as stated in the lease. The ground floor area is expressed In Terms of Zone A (ITZA).

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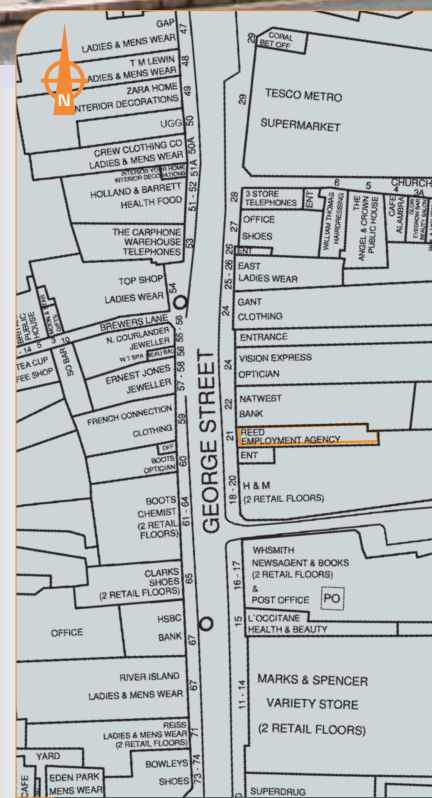
Associate Auctioneers:

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Solicitors:

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