

**9 Brewers Lane
Richmond
TW9 1HH**



878 Sq. ft (81.57 Sq. m) approx.

SHOP LEASE FOR SALE

0208 332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL Fax: 020 8332 7799

www.michaelrogers.co.uk

Location:

Situated in the historic Brewers Lane running between George Street and Richmond Green, this unit runs along the east side of the Lane offering one of the best and notable locations. Richmond is one of the most desirable locations in West London to both live and work, offering extensive transport links and retail amenities. Richmond has a thriving commercial centre attracting both local and international companies.

Description:

The entire building has under gone a major refurbishment including a major extension of some 269 sq ft (26.91 sq m) This is included in the floor areas below.



This extension does not form part of the demise for rent review purposes. The building is being run as a clinic and all the fixtures, fittings and furniture is included in the deal. The upper floors also have a residential use.

FLOOR	SQ FT	SQ M
Basement	228 sq. ft	21.2 sqm
Ground	235 sq. ft	21.8 sqm
First	203 sq. ft	18.8 sqm
Second	212 sq. ft	19.7 sqm
TOTAL	878 sq. ft	81.6 sqm

Terms:

The building is available on an existing effective full preparing and insuring lease for a term of 15 years from 7th March 2007, thereby expiring 7th March 2022. An extension of the lease we understand is available from the landlord.

Rent:

The rent is £23,000 per annum exclusive rising to £24,000 per annum exclusive for the last year of the term.

PREMIUM:

The premium for the benefit of the extension and all the extensive fixtures and fittings is £50,000.

BUSINESS RATES:

The rateable value is £16,500. Interested parties are advised to make their own enquiries with the London Borough of Richmond with regards Rates.

For further information please contact sole agents:

Michael Rogers LLP

Niall Christian – 020 8332 4591

niall.christian@michaelrogers.co.uk

Subject to Contract
March 2019

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