

RICHMOND TW9 1HJ

47 GEORGE STREET

PRIME SHOP TO LET



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

Occupying a prime trading location on George Street close to its junction with The Quadrant and The Square.

Multiple retailers adjacent and nearby include **Mountain Warehouse**, **Zara Home**, **Crew Clothing**, **Jigsaw**, **Holland & Barrett**, **Tesco Express** and **Whole Foods**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

Arranged on ground floor and basement only and providing a clear open sales area. The following approximate dimensions and gross floor areas are applicable:

Gross Frontage	22 ft 9 in	6.9 m
Net Frontage	22 ft 3 in	6.8 m
Internal Width (min)	22 ft 0 in	6.7 m
Ground Floor Sales	2,572 sq ft	239 sq m
Basement Remote Storage	1,137 sq ft	105 sq m

LEASE

A new full effectively full repairing and insuring lease is available for a term to be agreed by negotiation but to include upward only rent reviews at 5 yearly intervals. Rental offers are sought in excess of **£125,000 per annum exclusive** of rates, service charge and VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



RATES

To be reassessed following subdivision works. Based upon the current Rateable Value, we estimate that the Rateable Value will be somewhere in the region of £160,000.

Interested parties should make their own enquiries to verify this information.

EPC

We have been advised that the property has an energy efficiency rating of E-111. A copy of the EPC is available upon request.

VIEWING

For further information, including plan or arrangement to inspect, please contact the sole agents:

Tim Hance

020 7908 7031

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SUBJECT TO CONTRACT

020 7499 5399 / hrhretail.com



Experia Goad Plan Created: 05/10/2022
Created By: HRH Retail

Misrepresentation Act

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