

**32 The Quadrant
Richmond
TW9 1DN**



1,017 Sq. ft (94.07 Sq. m) approx.

**COMMERCIAL UNIT
TO LET**

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

The property is prominently situated on The Quadrant in Richmond's town centre. The town centre offers a variety of retailers and restaurants. The town's mainline over ground and underground station is within a few minutes walking distance, which provides services on the District Line and trains to London Waterloo with a journey time of less than 20 minutes.

Description:

The unit is arranged over the basement, ground and two upper floors.

Amenities:

- Fully equipped kitchen
- Extraction
- Basement storage
- First floor dining
- Second floor dining/storage
- Comfort cooling and heating
- Three WCs

All fixtures and fittings can be made available.

**Accommodation:**

Floor	Sq. Ft	Sq. M
Basement	142	13.2
Ground	379	35.3
First	194	18.1
Second	302	28.1
Total	1,017	94.7

Terms:

The building is available on an existing full repairing and insuring lease for a term of 15 years from October 2021 at a rent of £60,000 per annum exclusive with a tenant only break option at year 10.

Rent:

£60,000 per annum exclusive.

Premium:

£30,000.

**Business Rates:**

The rateable value is £35,750 giving rates payable of £17,839.25 per annum exclusive. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

C66.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact sole agents:

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Subject to Contract
March 2025

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