

Claridges

COMMERCIAL PROPERTY CONSULTANTS

D1 (MEDICAL) BUILDING (ARRANGED AS 7 SEPARATE SUITES)

****SUITABLE FOR OTHER D1 USES OR BI (OFFICE) – STP****

TO LET

UP TO 1147 SQ FT (106.55 SQ M)



QUEEN ANNE HOUSE THAMES STREET, RICHMOND TW12

020 8559 1122

Location: Queen Anne House is located in the middle of Old Hampton Village by the River Thames. Thames Street is situated between Upper Sunbury Road (A308) and Hampton Court Road close to the intersection with High Street (A3008). The nearest station is Hampton Network Rail Station. The A3, M25 and M3 are a short drive away and Heathrow Airport is 20 minutes away. Gatwick Airport is also within easy reach.

Description: Comprising an attractive Grade II listed building dating from circa 1702 and restored and refurbished to a high standard. There are seven office suites currently available arranged over lower ground floor, ground floor and two upper floors. The top floor has views of the River Thames.

Previously set up as a private clinic's consulting rooms, but suitable for a variety of D1 uses. Arranged as a total of 11 rooms, plus kitchenette, 2 WC's and parking.

Large affluent catchment area

Amenities include the following:

- *Attractive period features
- *Computer cabling
- *Gas-fired central heating
- *Car Parking
- *Fire and burglar alarms
- *Tea points
- *Furniture available

The premises would suit the following uses:-

- *Private GP Clinic
- *Cosmetic Clinic
- *Therapists and Sports Injuries
- *Psychology and/or Physiotherapy

Areas: As per schedule below.

Terms: Available either on a new lease or licence (NB – the rent on a licence basis is inclusive of service charge and insurance

| Office Suite | Size | Rent (lease) | S/Charge | Insurance | Rent (licence)* |
|---|-----------|--------------|----------|------------|-----------------|
| L/GF Rear Office | 184 sq ft | £5,500 pa | £712 pa | £208.08 pa | £7,245 pa |
| L/GF Front Office | 190 sq ft | £5,500 pa | £735 pa | £212.80 pa | £7,245 pa |
| Total for both rooms on the L/GF | | £8,500 pa | £1447 pa | £420.88 pa | ---- |
| Upper G/F Front Office | 201 sq ft | £6,500 pa | £778 pa | £225.12 pa | £8,553 pa |
| Upper G/F Rear Office | 218 sq ft | £6,500 pa | £844 pa | £244.16 pa | £8,638 pa |
| Upper G/F Small Rear Office | 71 sq ft | £4,500 pa | £275 pa | £79.52 pa | £5,604 pa |
| Total for all upper g/floor floors | | £12,000 pa | £1897 pa | £548.80 pa | ---- |
| 2 nd Floor Rear Office | 201 sq ft | £5,655 pa | £778 pa | £225.12 pa | £7,506 pa |
| 2 nd Floor Small Office | 82 sq ft | £3,600 pa | £317 pa | £91.84 pa | £4,188 pa |
| Total for both rooms on the 2 nd floor | | £8,000 pa | £1095 pa | £316.96 pa | ---- |

***Lease** – for a term of 2-5 years (3 month rent deposit required).
 The Leaseholder is responsible for their gas water and electricity usage.
 The Leaseholder is responsible for business rates per suite
 Parking by separate Licence with boatyard at £525.00 per space per annum

***Licences** - requirement - 6 months rent in advance and then rent is paid on a monthly basis

Costs The ingoing tenant to be responsible for landlord's legal costs

Business Rates: Richmond Upon Thames County Council – We have been informed that tenants may be eligible for small business relief. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit: Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

Viewing: **By Appointment only via Agents**
Claridges Commercial – 020 8559 1122 E: info@claridges-commercial.co.uk

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.