

9-11 The Quadrant

RICHMOND TW9 1BP

FREEHOLD INVESTMENT
OPPORTUNITY

IN THE HEART OF RICHMOND

SPRINGER
NICOLAS



INVESTMENT HIGHLIGHTS

- Richmond upon Thames is one of London's most desirable and affluent suburbs
- Situated on The Quadrant, part of the prime pitch in the heart of Richmond
- Three attractive period retail units with offices above arranged over three floors providing a total area of 12,861 sq ft
- Opportunity to redevelop the upper parts into residential units (subject to planning)
- 70% of the retail income is secured to the low risk covenants of Ryman and Vision Express
- WAULT of 2.44 years to break and 3.50 to expiry
- Passing rent of £561,048 per annum
- Mixed use asset, providing a diverse income stream (46% office and 54% retail accommodation)
- Freehold

PROPOSAL

The vendor is seeking offers in the region of £6,560,000 (Six Million, Five Hundred and Sixty Thousand, subject to contract. A purchase at this level would reflect a net initial yield of 8.00% after allowing for purchasers costs of 6.8%.

LOCATION

Richmond is located approximately 13 km southwest of Central London and is served by a mainline railway station, with up to 8 trains per hour into London Waterloo, the fastest with a journey time of approximately 18 minutes.

There are also further direct services to Windsor and Reading. Richmond Station is served by London Underground via the District Line. The area has excellent road communication links, positioned within close proximity of Junction 1 of both the M4 (4.5 km) to the north east, and the M3 (10 km) to the south west. These in turn provide access to the M25 to the west. The A307 runs directly through the centre of Richmond, providing access to Kingston Upon Thames (6 km) to the south. Heathrow, the UK's largest international airport is located approximately 18 km to the west, whilst Gatwick Airport is located 48km to the south. Both provide easy access to a wide variety of domestic and international destinations.



CONNECTIVITY

26

MINUTES

RICHMOND STATION
TO KNIGHTSBRIDGE

29

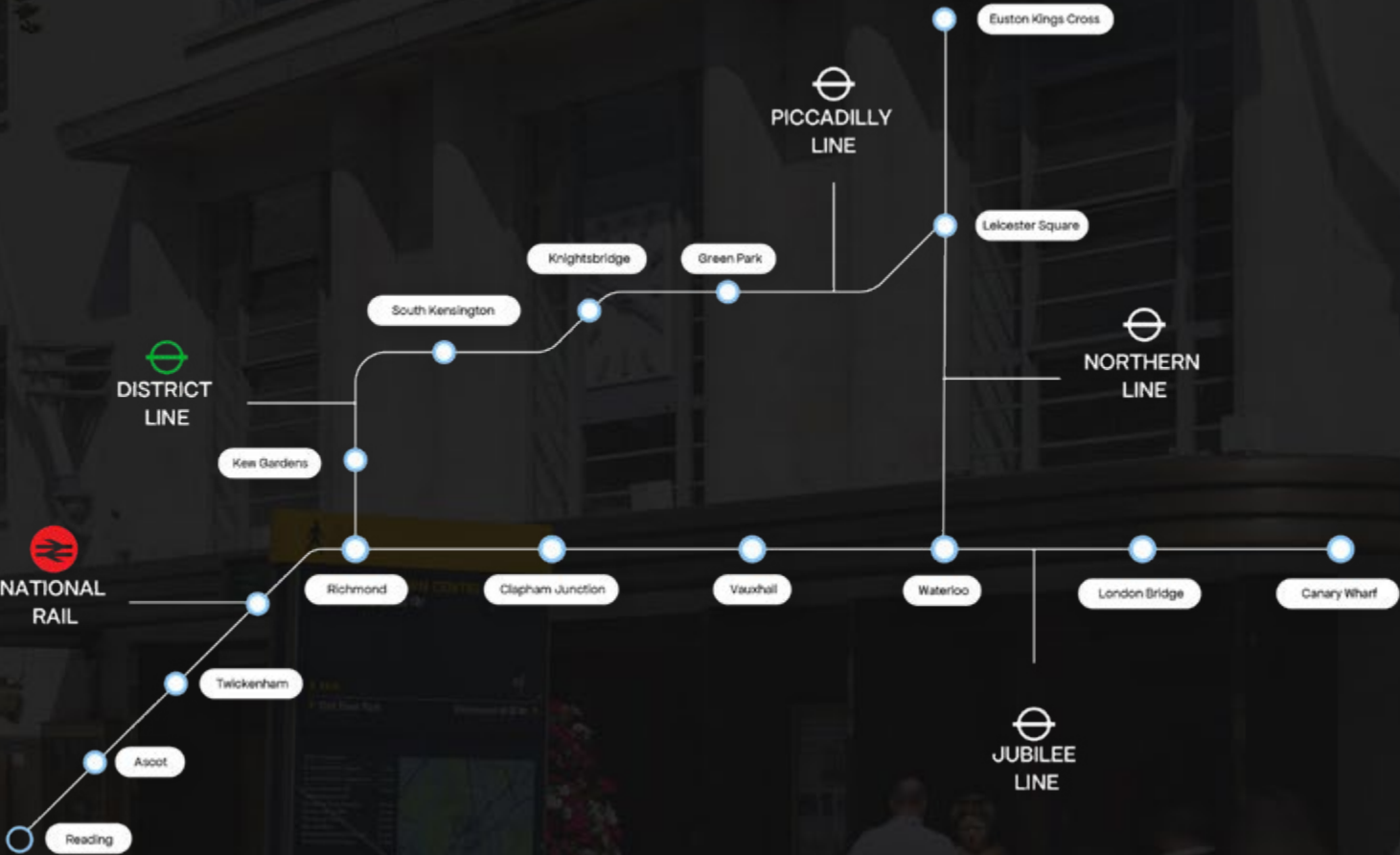
MINUTES

RICHMOND STATION
TO CANARY WHARF

18

MINUTES

RICHMOND STATION
TO LONDON WATERLOO



RICHMOND UPON THAMES

Richmond upon Thames is renowned for its exceptional natural surroundings and vibrant town centre environment. The River Thames winds through the town centre, lined with vibrant cafés, restaurants and bars, creating a lively and attractive riverside setting.

Richmond Park, London’s largest Royal Park, sits on the doorstep, offering over 5,000 acres of open green space. The area also benefits from a diverse and high-quality amenity offering, with a blend of independent boutiques, established retailers and an extensive hospitality scene, reinforcing Richmond’s position as one of South West London’s most attractive retail and leisure destinations. The London Borough of Richmond upon Thames serves a primary retail market of approximately 119,000 residents, extending to a wider catchment of 331,000 and reaching an estimated 1.9 million people within a 20-minute travel time. This strong residential base is complemented by a vibrant tourism economy, generating around £469 million annually from approximately 4.5 million visitors.

Richmond has a notably high proportion of residents aged 25-44, underscoring its strong appeal to young families and professionals commuting to the West End and the City. Around 49% of the population falls within the affluent AB socio-economic group, well above the national average of 26%, highlighting the area’s comparatively high levels of wealth and purchasing power. The average house price of £942,000 is well above the national average of £300,077.

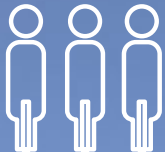




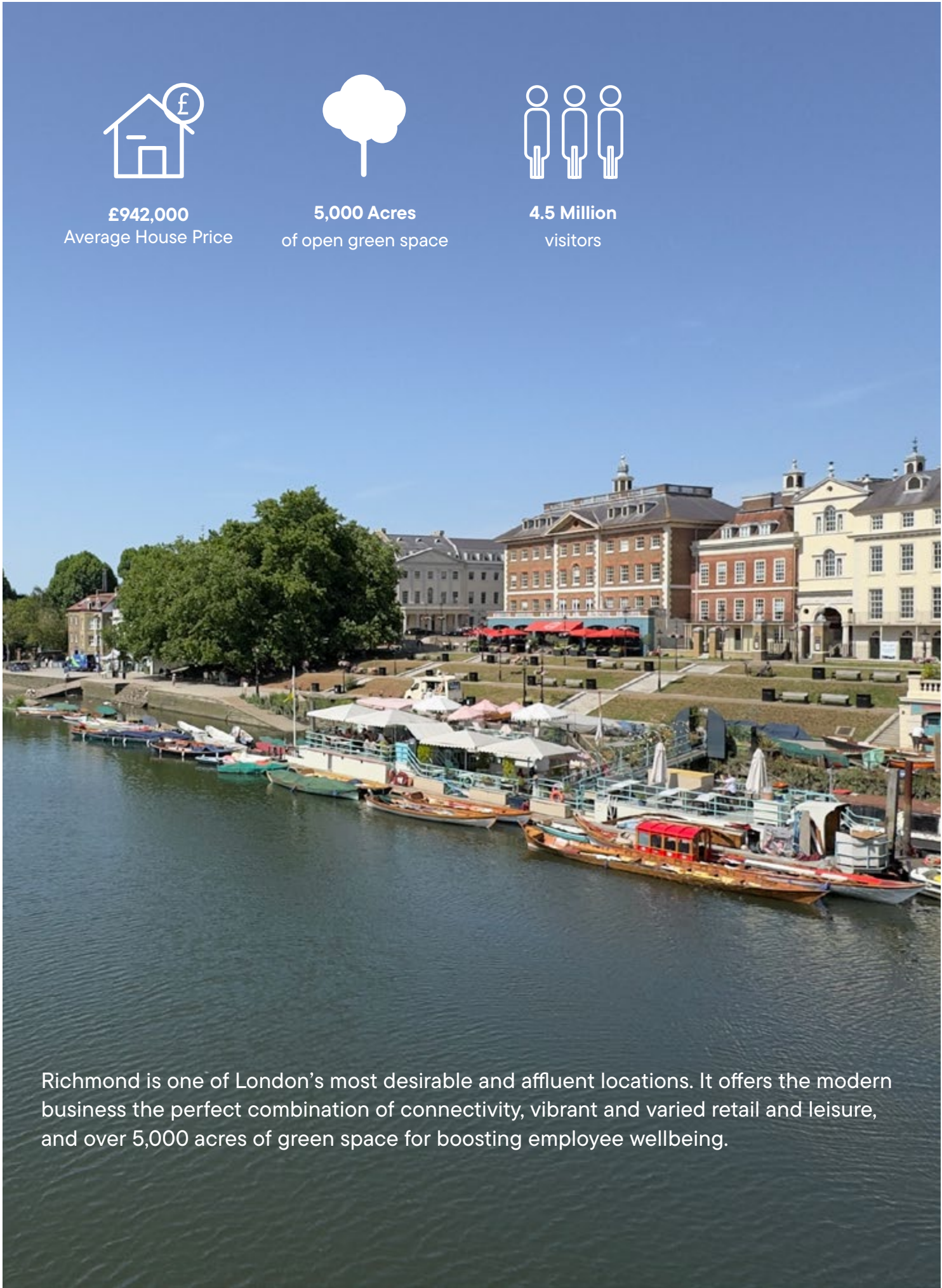
£942,000
Average House Price



5,000 Acres
of open green space



4.5 Million
visitors



Richmond is one of London’s most desirable and affluent locations. It offers the modern business the perfect combination of connectivity, vibrant and varied retail and leisure, and over 5,000 acres of green space for boosting employee wellbeing.

RETAIL IN RICHMOND

Richmond upon Thames is an affluent and desirable Greater London retailing location, with an offering of approximately 500,000 sq ft of space.

Richmond attracts a significant number of tourists and local residents alike through its extensive array of mass market, up-market and specialist retailers. The area benefits from an eclectic mix of national retailers, local shops, fashion designers, cafes, bars and restaurants. The absence of a managed shopping centre in the area means the dominant retail offer is concentrated along The Quadrant and George Street, where the extensive prime pitch is The former House of Fraser located at 75-81 George Street is being redeveloped to provide up to 62,000 sq ft of new office space and up to 39,000 sq ft of prime retail space.

The Quadrant and Hill Street, with the latter being primarily occupied by upmarket fashion retailers, restaurants and cafes. Richmond also benefits from a strong food and beverage provision, with representation including Scotts, The Ivy, Gaucho, Brindisa and Petersham Nurseries.



DEMOGRAPHICS

Richmond-upon-Thames is recognised as one of the UK’s most prosperous boroughs. Approximately 49% of the population fall within the affluent AB social group, significantly higher than the national average of 26%. Within the Primary Retail Market Area, the town supports a population of 119,000 with a wider consumer catchment estimated at 331,000, while over 1.9 million people live within a 20-minute drive. This prosperous residential base is complemented by a thriving tourist economy drawn to Richmond Park, the River Thames, and the town’s vibrant cultural and retail offering. The area also sustains a dynamic business community, with major employers including GlaxoSmithKline, Lindt, PayPal, Sky, Samsung, and British American Tobacco, as well as a growing technology and media presence often referred to as “Silicon on Thames.”

RICHMOND RETAILERS

ANTHROPOLOGIE

REISS

WHISTLE

lululemon

GANT

M&S LONDON

MaxMara

ZARA HOME

OLIVER BONA

MOUNTAIN WAREHOUSE

SWEATY BETTY

H&M

This prosperous residential base is complemented by a thriving tourist economy

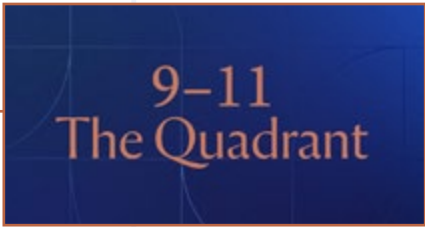
1.9 million people live within a 20-minute drive

49% of the population fall within the affluent AB social group

A wider consumer catchment estimated at 331,000

SITUATION

The subject property is in a prime position on the West side of The Quadrant, the main road linking Richmond Station and George Street. 9-11 the Quadrant is situated in the central section directly opposite Mountain Warehouse and Robert Dyas. Other nearby retailers include Waitrose and Partners, Lululemon, Leon , Oliver Bonas, Sweaty Betty, Aesop and Santander. Richmond Park, The River Thames and Kew Gardens are all located close by, helping to drive footfall in the area.





AN ARRAY OF AMENITIES

RESTAURANTS & CAFÉS

1. Rock & Rose
2. Four Regions 3 Cinnamon Bazar
4. Starbucks
5. Tortilla
6. Carmona
7. Costa
8. Greggs
9. Buenos Airies
10. Caffé Nero
11. Coffeeology
12. Gail's Bakery
13. No1 Duke Street
14. Itsu
15. Leon
16. Joe The Juice
17. Sticks 'n' Sushi
18. The Ivy Café
19. Megan's
20. Cocotte
21. Ottolenghi
22. Scotts
23. Brindisa
24. Bill's
25. Noci
26. Gaucho
27. Petersham Nurseries

PUBS & BARS

1. The Orange Tree
2. The Railway Tavern
3. Tap Tavern
4. The Cricketers
5. The Prince's Head
6. The White Swan
7. The White Cross
8. Be At One

LEISURE

1. Richmond Tennis Club
2. Old Deer Park Sports Club
3. Royal Mid-Surrey Golf Club
4. Richmond Rugby Club
5. Pools on the Park
6. Richmond Theatre
7. Thirdspace
8. Travelodge
9. Richmond Hill Health Club
10. Odeon Cinema

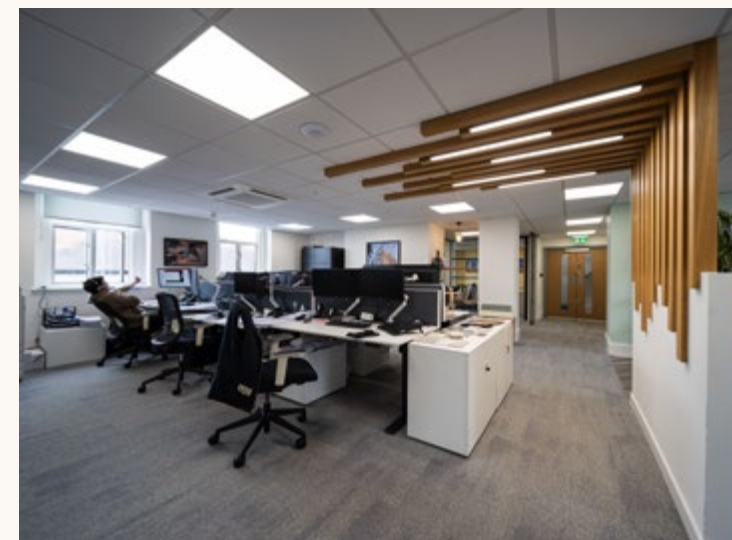
SHOPS

1. Hotel Choclat
2. Sainsbury's Local
3. Sweaty Betty
4. Aesop
5. LuluLemon
6. Waitrose
7. Tesco Express
8. Gant
9. H&M
10. Boots
11. WH Smith
12. M&S
13. Anthropologie
14. Reiss
15. Oliver Bonas



DESCRIPTION

The property comprises three attractive period buildings of brick-built construction fronting The Quadrant. 9-11 The Quadrant is arranged to provide retail accommodation at ground and lower ground floors, and three floors of office accommodation above. The property benefits from an attractive Edwardian frontage and the units currently trade as a Ryman, Therapie Clinic and Vision Express. The property is located within the Central Richmond Conservation Area. None of the property is listed.

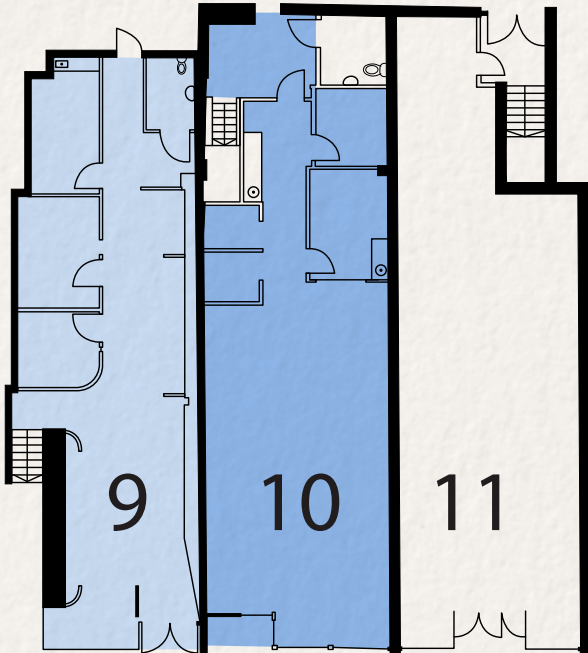


FLOOR PLANS

GROUND LEVEL

Retail – 3,284 sq ft

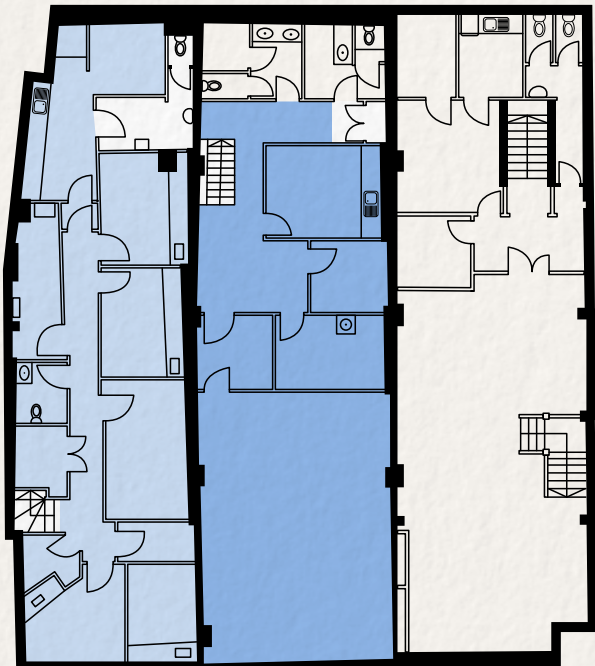
- Therapie Glasgow Limited
- Vision Express (UK) Limited
- Ryman Limited



LOWER GROUND

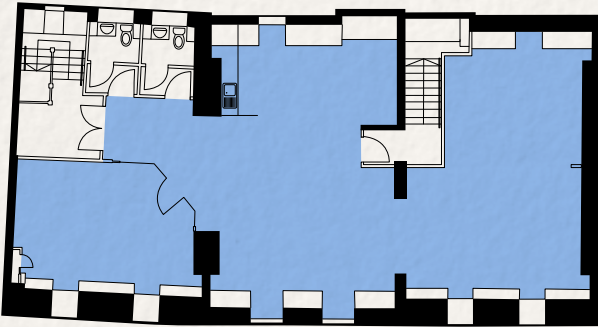
Retail – 3,410 sq ft

- Therapie Glasgow Limited
- Vision Express (UK) Limited
- Ryman Limited



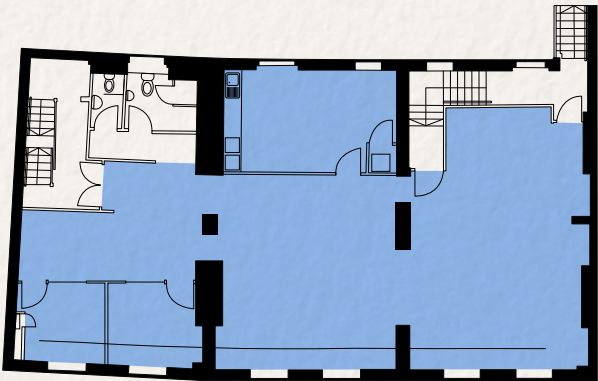
THIRD FLOOR

Office – 1,358 sq ft



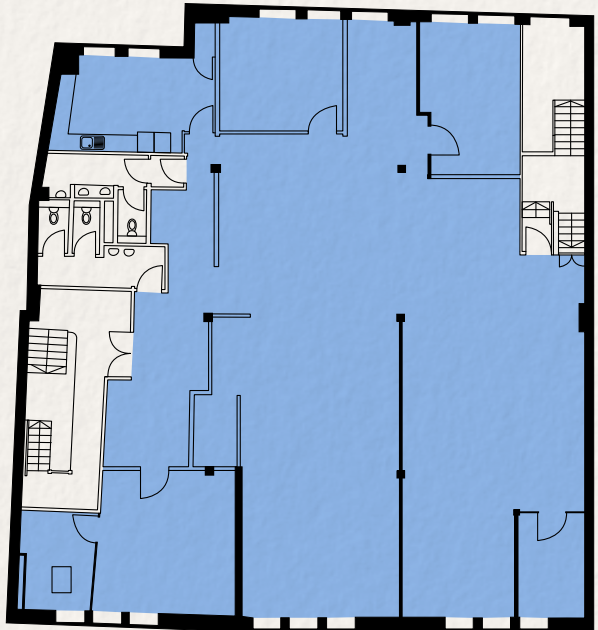
SECOND FLOOR

Office – 1,565 sq ft



FIRST FLOOR

Office – 3,244 sq ft



TENANCY SCHEDULE

Unit	Tenant Name	Accommodation	Total Area (NIA) Sq Ft	Lease Start Date	Lease Expiry Date	Tenant Break Option	Next Rent Review	Passing Rent (pa)	Passing Rent (ZA/Overall)	Comments
Number 9	Therapie Medical (UK) Limited	Ground Floor Sales	1,009	25/08/2017	24/08/2027			£95,000	£168.74	*Rent deposit of 6 months rent + VAT held *Guarantor - Fellerim Limited
		ITZA	563							
		Lower Ground	1,087							
		Sub Total	2,096							
Number 10	Vision Express (UK) Limited)	Ground Floor Sales	1,181	17/02/2020	16/02/2030			£115,000	£169.87	*Inside 1954 Act *Tenant pays rent in monthly instalments
		ITZA	677							
		Lower Ground	1,159							
		Sub Total	2,340							
Number 11	Ryman Limited	Ground Floor Sales	1,094	30/01/2024	29/01/2034	30/01/2030	30/01/2029	£90,500	£139.66	*Inside 1954 Act *Tenant pays rent in monthly instalments *Break option subject to 6 months notice *Service charge cap - set in 2024 at £8,040 per annum, subject to annual increases in line with RPI
		ITZA	648							
		Lower Ground	1,164							
		Sub Total	2,258							
1st Floor Office	Vegner Group Ltd	1st Floor	3,244	06/08/2018	05/08/2028			£144,500	£44.54	*Inside 1954 Act
2nd Floor Office	De Novo- Architecture Limited	2nd Floor	1,565	30/05/2025	29/05/2030	30/05/2028		£64,048	£40.93	*Tenant pays rent in monthly instalments *Tenant's repair obligations are referenced by a schedule of condition *Break option is subject to 6 month's notice. 3 months rent free is provided to the tenant if the break clause is not actioned *Service charge cap - set in 2025 at £23,011.50 per annum , subject to annual increases in line with RPI *Rent deposit of 3 months rent + VAT is held
3rd Floor Office	TCC Direct Ltd	3rd Floor	1,358	08/07/2026	07/07/2031	08/07/2029		£52,000	£38.29	*Guarantor - TCC Ancients Ltd *Tenant's repair obligations are referenced by a schedule of condition * Break option is subject to 6 month's notice. 3 months rent free is provided to the tenant if the break clause is not actioned. 1 month rent penatly if the tenant does break *Rent deposit of 6 months rent + VAT is held *Vendor to top up the current rent free period
TOTAL			12,861					£561,048		

FURTHER INFORMATION



TENURE

Freehold.

EPC

Energy Performance Certificates (EPCs) are available upon request.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

This property has been elected for VAT purposes and it is expected that the investment sale will be treated as a Transfer of a Going Concern (TOGC).

PROPOSAL

The vendor is seeking offers in the region of £6,560,000 (Six Million, Five Hundred and Sixty Thousand, subject to contract. A purchase at this level would reflect a net initial yield of 8.00% after allowing for purchasers costs of 6.8%.

VIEWING

For further information or to arrange an inspection, please contact the sole agent:

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S P R I N G E R
N I C O L A S

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