MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

68 SHEEN ROAD, RICHMOND UPON THAMES, TW9 1UF

SUMMARY

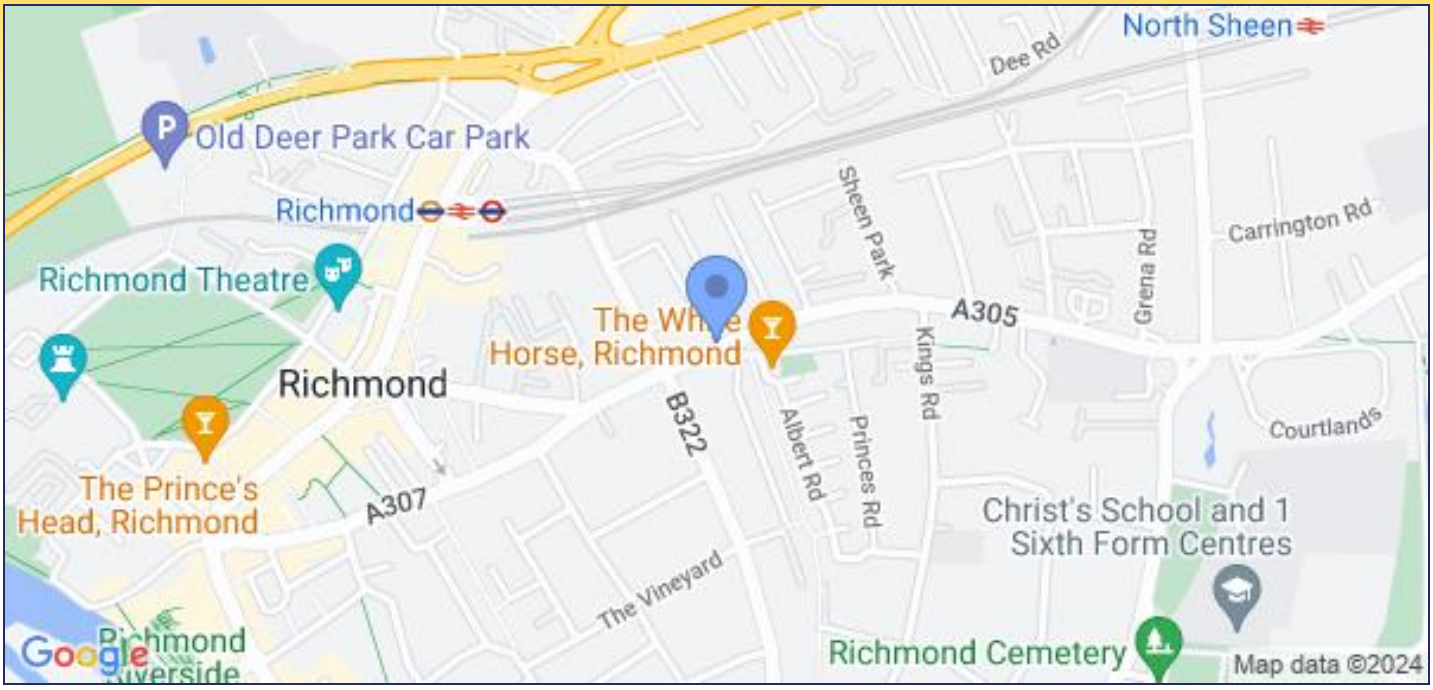
- **630 sq ft (58.55 sq m)**
- **Class E Use**
- **Main Road Location**
- **To Let**
- **Rent: £20,000 per annum excl.**
- **Available by way of an assignment of the lease. Full terms on application.**

AMENITIES

- **Close to Town Centre**
- **Excellent Basement Area**
- **New Lease Available. Terms on Application**
- **Private Garden**
- **Prominent Location**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Forming part of a parade in a busy main road position, leading into the Town centre. Major bus routes pass the premises and Richmond Station (Main line Overground and District Line) is within easy walking distance. The premises serve an affluent residential area and both the A316 and South Circular are within a short drive and provide excellent access into London and to the M25 orbital motorway network.

DESCRIPTION

A regular shape unit with good working space on both ground and basement levels. The premise have the benefit of E Class use and features include high ceiling, good display window and rear private garden.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	307 sq ft (28.53 sq m)
Basement	323 sq ft (30.02 sq m)
Total	**630 sq ft (59 sq m)**

LEASE / TERM

Available by way of an assignment of the lease. Full terms on application.

RENT

£20,000 per annum excl.

RATES

We understand from the VOA website that the premises has a Rateable Value of £11,500. From April 2023 this will reduce to £10,750.

VAT

VAT is not applicable

EPC RATING

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4717. Date: 2024