MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

451-453 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 7PR

SUMMARY

- **1,465 sq ft (136.15 sq m)**
- **E Class Use**
- **Double Fronted Unit**
- **To Let**
- **Rent: £42,500 per annum excl.**
- **Available on a new Full Repairing and Insuring lease for a term to be agreed.**

AMENITIES

- **2 Parking Spaces**
- **Air Cooling**
- **Busy Shopping Location**
- **Main Road Location**
- **Rear Service Road**
- **Suspended Ceiling Inc. Lighting**

020 8940 2266
6 Duke Street Richmond TW9 1HP

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LOCATION

Situated on this busy thoroughfare which forms part of the South Circular road (A205) and is a popular shopping parade with a number of multiples including Waitrose, Boots and Tescos, together with a number of local traders. The popular shopping centres of Richmond and Putney are close by. Mortlake station is within close walking distance and provides regular services to London Waterloo, Richmond and Clapham Jct.

DESCRIPTION

The property comprises a double unit which is currently divided to provide an open plan area and private offices. However it could be opened up to provide a large retail area. To the rear there is a service road and two parking spaces are allocated to the property. There are WC facilities and a kitchen area.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	1,465 sq ft (136.15 sq m)
Total	**1,465 sq ft (136 sq m)**

LEASE / TERM

Available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£42,500 per annum excl.

RATES

We are advised by the Valuation Office that the premises has a Rateable Value of £30,000.

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:

David Keates
020 8940 2266
d.keates@martincampbell.co.uk

Richard Farndale
020 8940 2266
r.farndale@martincampbell.co.uk

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