MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

3A CHURCH COURT, RICHMOND UPON THAMES, TW9 1JL

SUMMARY

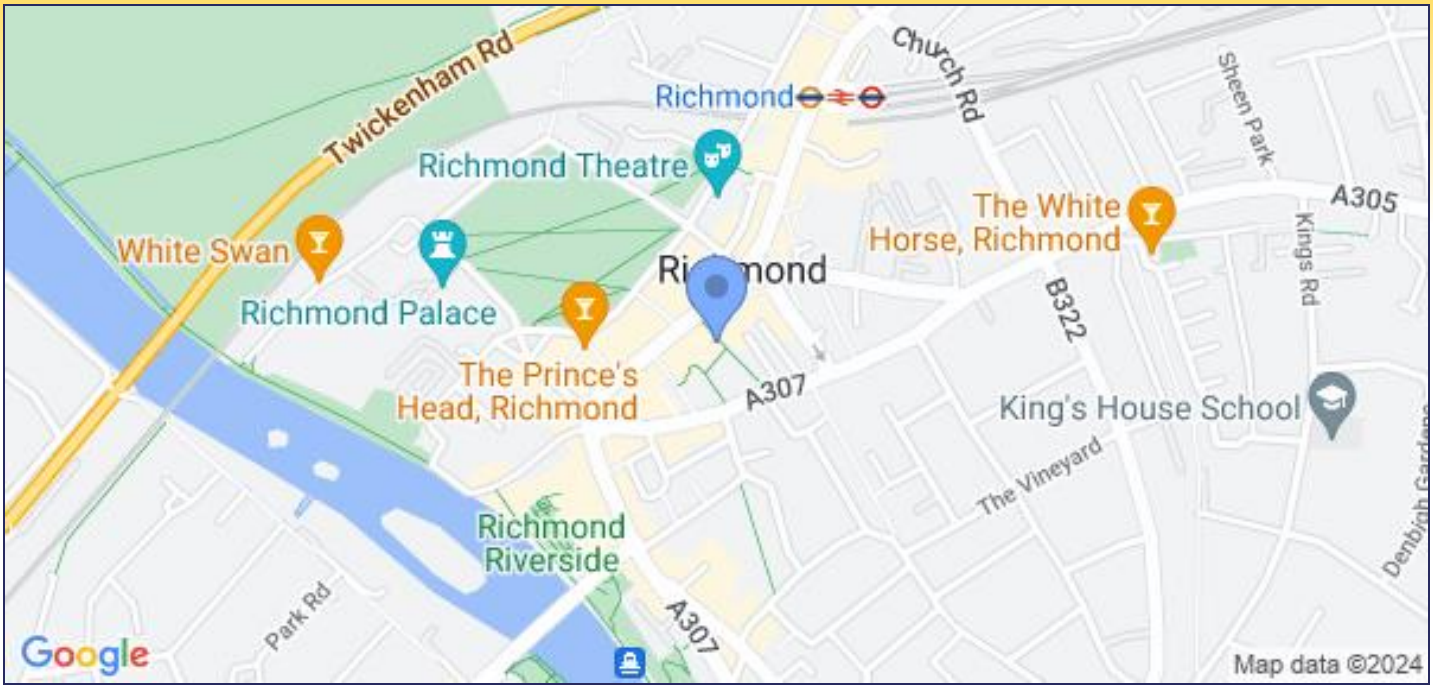
- **493 sq ft (45.82 sq m)**
- **Ground floor lock-up shop with basement**
- **E Class Use**
- **To Let**
- **Rent: £30,000 per annum excl.**
- **The premises are being offered on a new FRI year lease.**

AMENITIES

- **Air-conditioning**
- **Excellent ceiling height**
- **Full height basement**
- **Good display frontage**
- **Rear Garden**
- **Two WCs**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Richmond is a highly affluent town, situated 9 miles South West of Central London and 9 miles East of Heathrow Airport with good links to the M25/M3 and M4 motorways. Richmond National Rail and Tube Station affords passengers a direct rail service into London Waterloo and offers District and Overground Services. The subject property is located in the heart of Richmond Town Centre, surrounded by major retailers including Tesco Metro, Leon, Holland & Barrett and Boots.

DESCRIPTION

The premises comprise ground floor and basement levels of an attractive lock-up shop with a garden to the rear accessible from both floors. The shop benefits from good ceiling height and internal layout throughout and was previously used as a coffee shop.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	245 sq ft (22.77 sq m)
Basement	248 sq ft (23.05 sq m)
Total	**493 sq ft (46 sq m)**

LEASE / TERM

The premises are being offered on a new FRI year lease.

RENT

£30,000 per annum excl.

RATES

The premises is listed on the VOA website as having a rateable value of £21,750.

VAT

VAT is not applicable

EPC RATING

B (35)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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

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Property Ref: 4752. Date: 2024