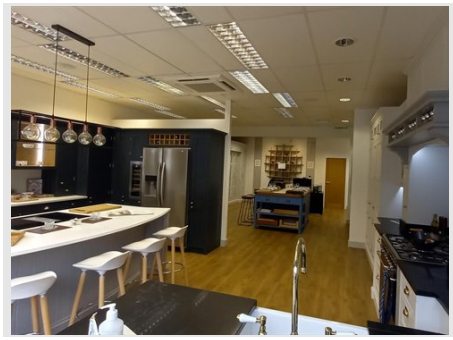
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

367 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 7NX



SUMMARY

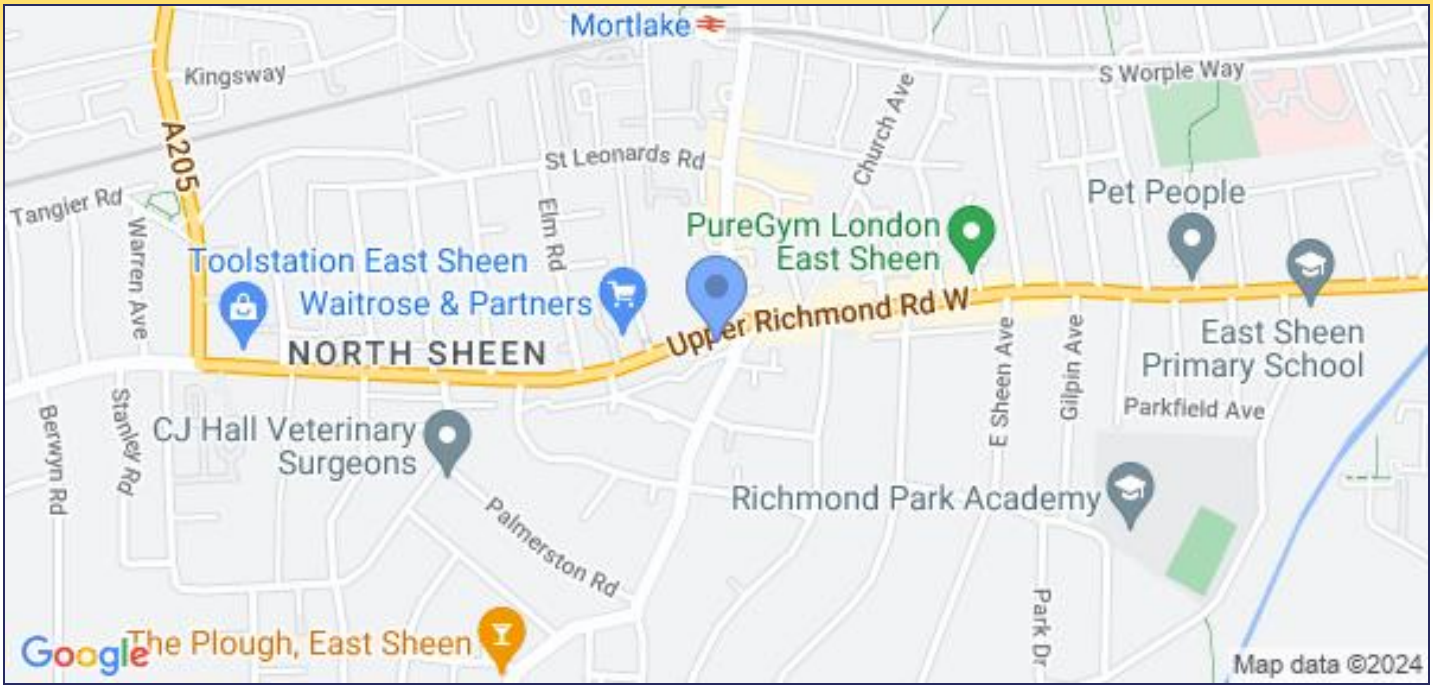
- **1,014 sq ft (94.24 sq m)**
- **Busy Retail Location**
- **To Let**
- **Rent: £38,500 per annum excl.**
- **Available on a new FRI lease on terms to be agreed.**

AMENITIES

- **Air Conditioning**
- **Excellent Display Frontage**
- **Good Ceiling Height**
- **Kitchen and WC**
- **Rear Service Road**
- **Storage Space**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

The premises are located in a prominent position at the crossroads of Sheen Lane with Upper Richmond Road West. This is a popular retail location with other traders including Boots, Gail's, Waitrose and Robert Dyas, together with a number of local traders. The Upper Richmond Rd West forms part of the South Circular Road and therefore provides good access to Richmond and Putney. Mortlake station is within a short walk.

DESCRIPTION

The premise comprise a spacious retail unit with rear access to a service road. In addition there is a storage area together with kitchen and a WC. The unit benefits from excellent head height and is of a regular shape.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	1,014 sq ft (94.24 sq m)
Total	**1,014 sq ft (94 sq m)**

LEASE / TERM

Available on a new FRI lease on terms to be agreed.

RENT

£38,500 per annum excl.

RATES

The property is listed on the VOA website as having a Rateable Value of £29,750.

VAT

VAT is not applicable

EPC RATING

D (95)

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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: 4758. Date: 2024