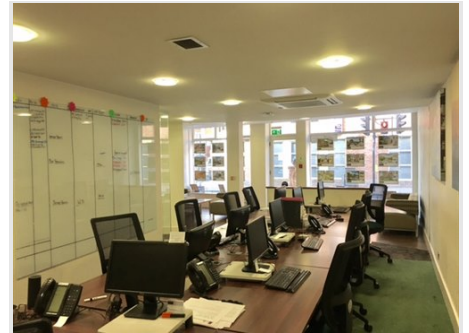


17-19 SHEEN ROAD, RICHMOND UPON THAMES, TW9 1AD



SUMMARY

- 846 sq ft (78.62 sq m)
- Prominent retail unit
- Town centre location
- To Let
- Rent: Upon application
- The subject property is held on a lease expiring 22nd December 2021 and is available by way of an assignment.

AMENITIES

- Air-conditioning
- Excellent retail display frontage
- Kitchen facilities
- Male/female WCs
- Separate meeting room



LOCATION

Richmond is 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 conveniently located in the centre of town and benefits from high footfall. Local amenities include Waitrose (opposite), Whole Foods, Joe and the Juice and Cofeeology.

DESCRIPTION

The property comprises superior ground floor retail space currently arranged with kitchen and WC facilities to the rear and includes a separate meeting room. The premises benefit from an excellent display frontage and internal layout and air-conditioning.

ACCOMMODATION

FLOOR	SIZE
Ground floor	846 sq ft (78.62 sq m)
Total	846 sq ft (79 sq m)

LEASE / TERM

The subject property is held on a lease expiring 22nd December 2021 and is available by way of an assignment.

RENT

Upon application

RATES

The property is listed on the VOA website as having a rateable value of £65,000.

VAT

EPC RATING

D84

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur

020 8940 2266

d.arthur@martincampbell.co.uk

Julius de Mattos

020 8940 2266

j.demattos@martincampbell.co.uk