

16 ETON STREET, RICHMOND UPON THAMES, TW9 1EE



SUMMARY

- 434 sq ft (40.33 sq m)
- Lock-up shop with front display awning
- Town Centre location
- To Let
- Rent: £28,000 per annum exclusive
- A new lease on offer, the terms of which are to be agreed.

AMENITIES

- Front forecourt
- Good display frontage
- Open plan retail area
- Rear access
- Small office/store at rear



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 Cofeology.

DESCRIPTION

The unit forms part of a terrace of three shops and benefits from a small raised forecourt area. The shop has been recently redecorated and provides excellent internal layout with an open retail area and a small storage space/office to the rear.

ACCOMMODATION

FLOOR	SIZE
Ground floor	434 sq ft (40.33 sq m)
Total	434 sq ft (40 sq m)

LEASE / TERM

A new lease on offer, the terms of which are to be agreed.

RENT

£28,000 per annum exclusive

RATES

The premises are listed on the VOA as having a rateable value of £20,500. Payable at approximately £10,000.

VAT

VAT is applicable

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Julius de Mattos	Dominic Arthur
020 8940 2266	020 8940 2266
j.demattos@martincampbell.co.uk	d.arthur@martincampbell.co.uk

Sharon Bastion - Sneller
Commercial
020 8977 2204
sharon@snellers.com