MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

21 SHEEN ROAD, RICHMOND UPON THAMES, TW9 1AD

SUMMARY

- **492 sq ft (45.72 sq m)**
- **Central Location**
- **Opposite Waitrose**
- **To Let**
- **Rent: £32,500 pax**
- **A new FRI lease is available on terms to be agreed.**

AMENITIES

- **Good Public Parking**
- **Kitchen & WC**
- **Return Frontage**
- **Spot Lighting**
- **Town Centre Location**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk

LOCATION

Located on the busy Sheen Road and close to the junction of George Street with The Quadrant. Nearby traders include cafes, fashion and Estate Agents. Richmond station is within a short walk and there is a public car park opposite the premises.

DESCRIPTION

The property comprises a prominent corner retail unit directly opposite Waitrose. Consisting of a regular shaped ground floor unit with window frontage on two sides. The shop has been cleared ready for fit-out. To the rear is a kitchen and WC.

ACCOMMODATION

Max Depth 39' 4" (12 m)
Max Width 13' 2" (4 m)

LEASE / TERM

A new FRI lease is available on terms to be agreed.

RENT

£32,500 pax

RATES

We are advised that the premises have a Rateable Value of £40,000

VAT

VAT is applicable

EPC RATING

F (143)

LEGAL COSTS

Each party to be responsible for their own legal costs

VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
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Property Ref: 4640. Date: 2024