MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

224 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 8AH

SUMMARY

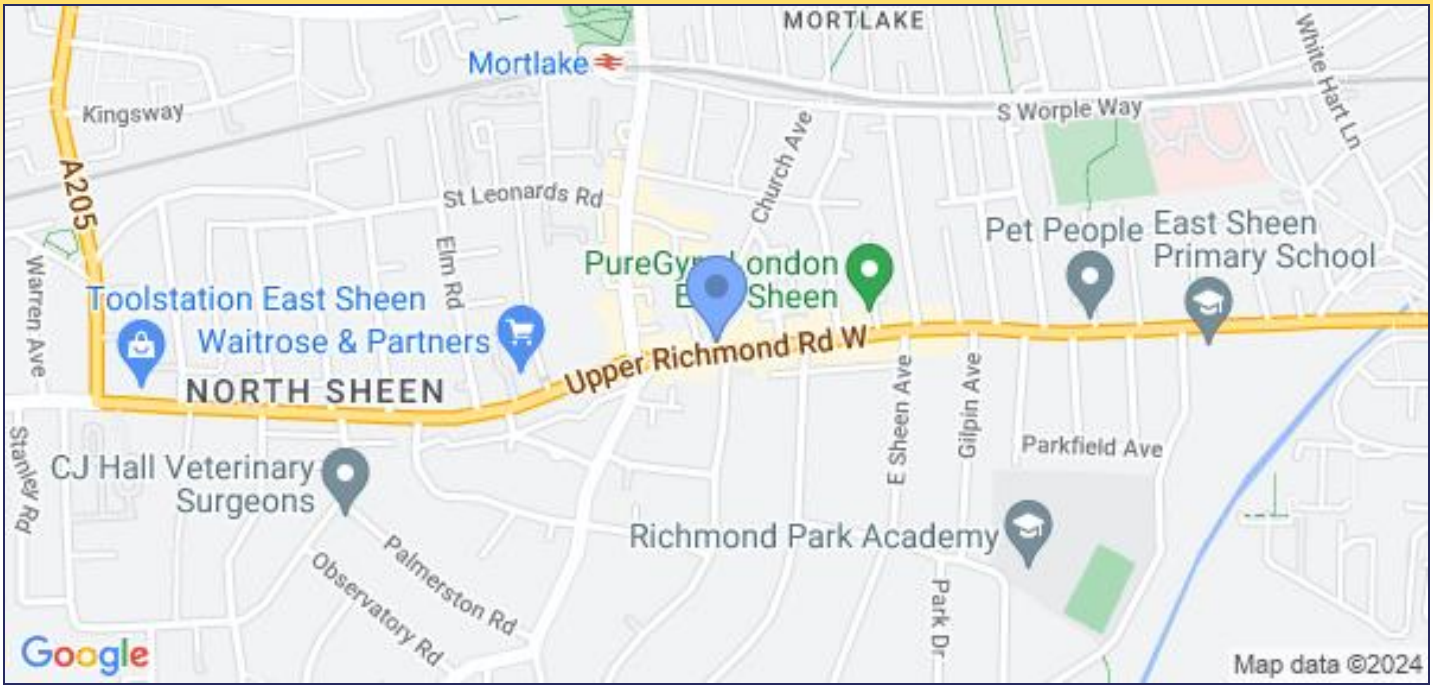
- **760 sq ft (70.63 sq m)**
- **Busy Main Road**
- **Good Footfall**
- **To Let**
- **Rent: £35,000 pax**
- **Available on a new FRI lease, terms to be agreed.**

AMENITIES

- **Air Cooling**
- **Close to Prime Pitch**
- **Excellent Lighting**
- **Good Trading Position**
- **Located on South Circular Road (A205)**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

East Sheen is an affluent south west London suburb situated between Richmond and Putney, and the premises are close to the junction with Sheen Lane. The majority of East Sheen's retail outlets are on the Upper Richmond Rd West and there is a good mix of individual traders and multiple retailers. Nearby occupiers include WH Smiths, Boots, Robert Dyas and Caffe Nero. Mortlake station is within easy walking distance and a number of bus routes pass by the premises.

DESCRIPTION

The premises comprise a ground floor lock up shop with a regular shaped retail area together with storage and to the rear is an office and WC facilities. There is an internal staircase to a large basement, providing excellent storage space with a head height of 2.08 m. There is rear access to a small yard area, which leads on to a pedestrian alleyway.

ACCOMMODATION

FLOOR	SIZE
Ground	760 sq ft (70.63 sq m)
Basement	605 sq ft (56.23 sq m)
Total	**1,365 sq ft (127 sq m)**

LEASE / TERM

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

RENT

£35,000 pax

RATES

We understand from the VOA website that the premises have a rateable value of £21,500.

VAT

VAT is not applicable

EPC RATING

E (105)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
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