MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

503 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 7DE

SUMMARY

- **330 sq ft (30.67 sq m)**
- **Main Road Location**
- **Class E Use**
- **To Let**
- **Rent: £14,750 per annum excl.**
- **Available on a new lease for a term by agreement.**

AMENITIES

- **Busy Shopping Area**
- **Forecourt Area**
- **On South Circular Rd**
- **Self Contained**

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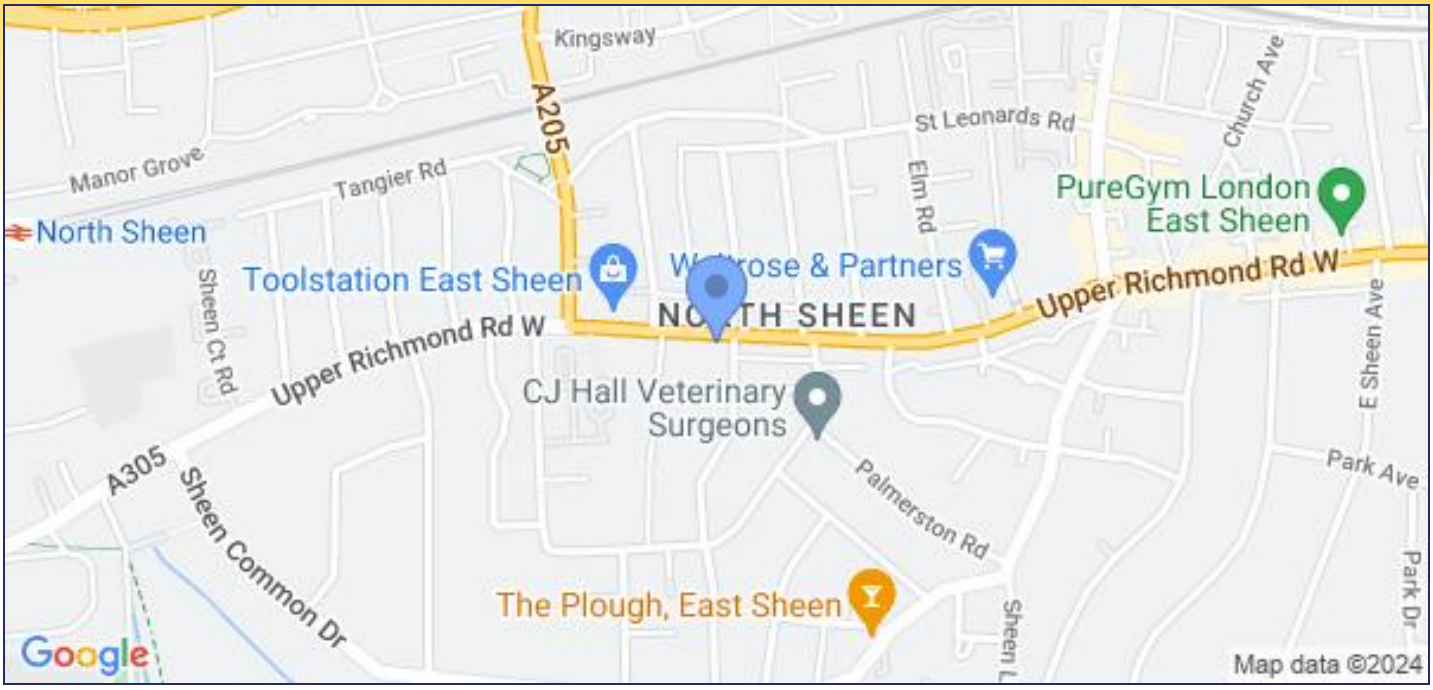

LOCATION

Upper Richmond Road West forms part of the South Circular Road (A205) and therefore has easy connections to Central London. The A316, which is close by provides direct access to the M3 and the motorway network via the M25. Mortlake Station is within a short walk and provides a direct service to London Waterloo, Richmond and Putney. A number of multiple retailers are located within the area, including Waitrose, Boots and Amazon Fresh.

DESCRIPTION

This mid terrace unit comprises a lock-up ground floor property which would suit a number of uses having previously been used as a beauty salon and more recently an office. It is fully self contained and has a WC and sink area. It is currently divided to provide an open plan area and a separate office, which could easily be opened up to create one area.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	330 sq ft (30.67 sq m)
Total	**330 sq ft (31 sq m)**

LEASE / TERM

Available on a new lease for a term by agreement.

RENT

£14,750 per annum excl.

RATES

We note from the VOA website that the premises has a Rateable Value of £9,700. This will rise in April 2023 to £10,000.

VAT

VAT is not applicable

EPC RATING

B (32)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4684. Date: 2024