MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

477 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 7PU

SUMMARY

- **492 sq ft (45.72 sq m)**
- **Main Road Location**
- **Rear Storage**
- **To Let**
- **Rent: £19,500 per annum excl.**
- **The premises are available on a new lease on terms to be agreed.**

AMENITIES

- **3 Phase Power**
- **Additional Storage**
- **Busy Retail Parade**
- **Class E Use**
- **Internal Security Shutter**

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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

The premises comprise a mid terrace property with retail area to the front and an interconnecting door to storage/garage area. There is a service road providing access to the rear.

ACCOMMODATION

FLOOR	SIZE
Retail area	492 sq ft (45.72 sq m)
Rear store	216 sq ft (20.07 sq m)
Total	**708 sq ft (66 sq m)**

LEASE / TERM

The premises are available on a new lease on terms to be agreed.

RENT

£19,500 per annum excl.

RATES

We note from the VOA website that the premise have a Rateable Value of £12,000

VAT

EPC RATING

D (94)

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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