MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

467-469 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 7PU

SUMMARY

- **836 sq ft (77.70 sq m)**
- **Double Fronted Unit**
- **A3 Use**
- **To Let**
- **Rent: £39,500 per annum excl.**
- **Available on a new lease for a term to be agreed.**

AMENITIES

- **Busy Shopping Location**
- **Can Be Divided Into 2 Units**
- **Close to Prime Pitch**
- **Main Road Frontage**
- **Rear Service Road**

020 8940 2266
6 Duke Street Richmond TW9 1HP

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LOCATION

Situated on this busy thoroughfare, which forms part of the South Circular Road (A205) and is a popular shopping parade with a number of multiples including Waitrose, Tescos and Boots, together with a number of local traders. The popular shopping centres of Richmond and Putney are close by. Mortlake station is within close walking distance and provides regular services to London Waterloo, Richmond and Clapham Junction.

DESCRIPTION

The property consists of two interconnecting units, which have previously been used as a restaurant, although our client would consider other uses. In addition to the front seating area there is a kitchen and WCs. To the rear of the premises there is direct access to a rear service road.

ACCOMMODATION

FLOOR	SIZE
Retail Area	836 sq ft (77.70 sq m)
Kitchen	283 sq ft (26.30 sq m)
Stores	187 sq ft (17.38 sq m)
Customer WCs	72 sq ft (6.69 sq m)
Total	**1,378 sq ft (128 sq m)**

LEASE / TERM

Available on a new lease for a term to be agreed.

RENT

£39,500 per annum excl.

RATES

We are advised by the VOA that the premises have a Rateable Value of £27,000.

VAT

VAT is not applicable

EPC RATING

D (90)

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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