MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

D1 USE
FOR SALE OR TO LET

132 SHEEN ROAD, RICHMOND UPON THAMES, TW9 1UR

SUMMARY

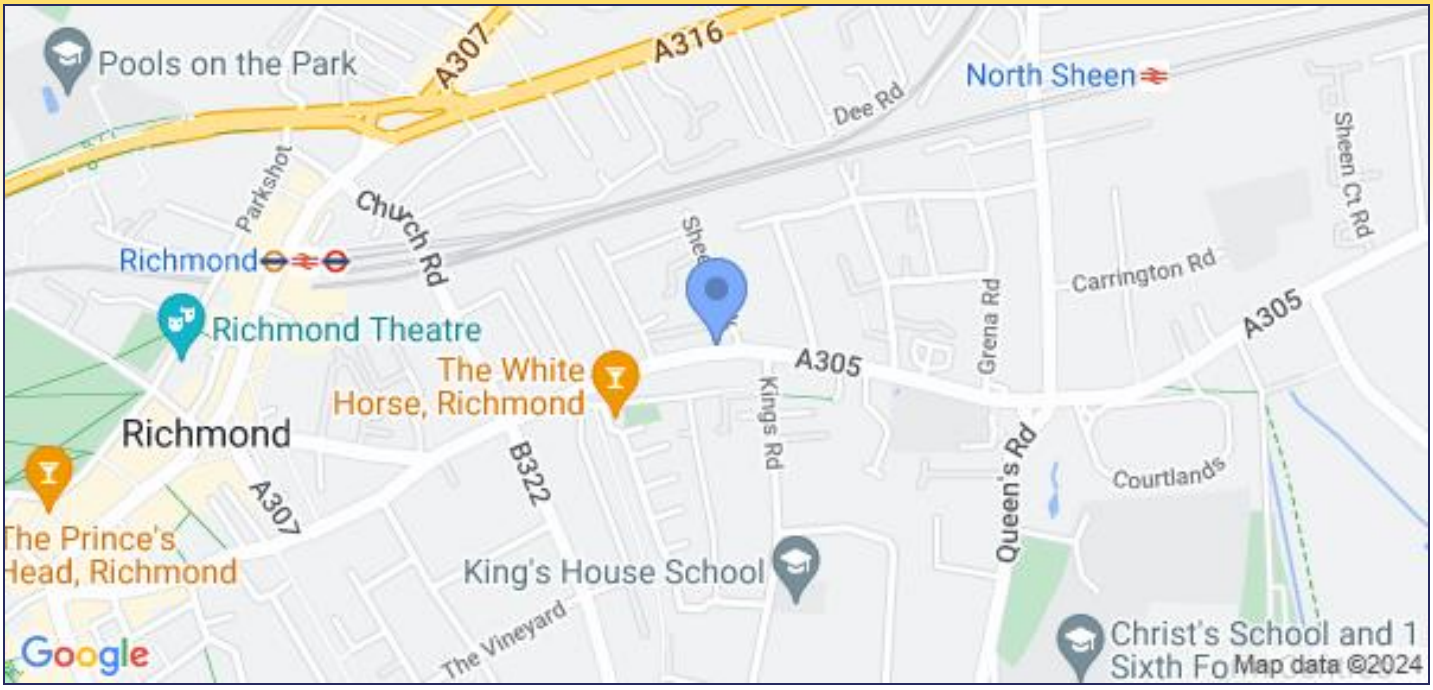
- **1,401 sq ft (130.20 sq m)**
- **Class E Use**
- **Car Parking**
- **For Sale or To Let**
- **Rent: £37,500 pax**
- **Available on FRI a new lease for a term to be agreed. Alternatively our client may consider a sale of the freehold.**

AMENITIES

- **2 WCs**
- **Air Cooling**
- **Basement Storage**
- **Gas Fired Central Heating**
- **Main Road Location**
- **Rear Access**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

The premises are in a prominent location within half a mile from the Town centre and forming part of a retail terrace providing shopping facilities for the local neighbourhood with both convenience and specialist retailers. Richmond Station providing National Rail, District Line and London Overground is within a 10 minute walk.

DESCRIPTION

The premises comprise the ground floor and basement of this 3 storey building. The ground floor is mainly in open plan format with an additional meeting room. To the rear there are 2 WCs and kitchen area. There is an internal staircase to a basement, providing useful storage space. To the rear of the property there is parking for 2 to 3 cars, accessed from a service road off Sheen Park.

ACCOMMODATION

FLOOR	SIZE
Ground floor	715 sq ft (66.45 sq m)
Basement	686 sq ft (63.75 sq m)
Total	**1,401 sq ft (130 sq m)**

LEASE / TERM

Available on FRI a new lease for a term to be agreed. Alternatively our client may consider a sale of the freehold.

RENT

£37,500 pax

RATES

We are advised by the VOA that the premises has a Rateable Value of £19,750.

VAT

VAT is not applicable

EPC RATING

TBC

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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Property Ref: 4698. Date: 2024