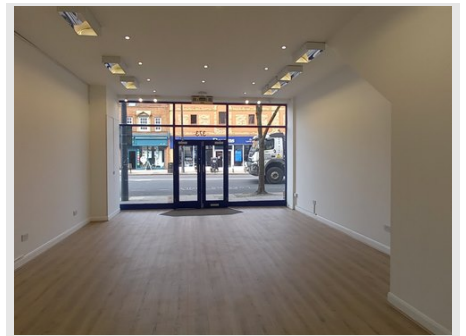


**373 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 7NX**

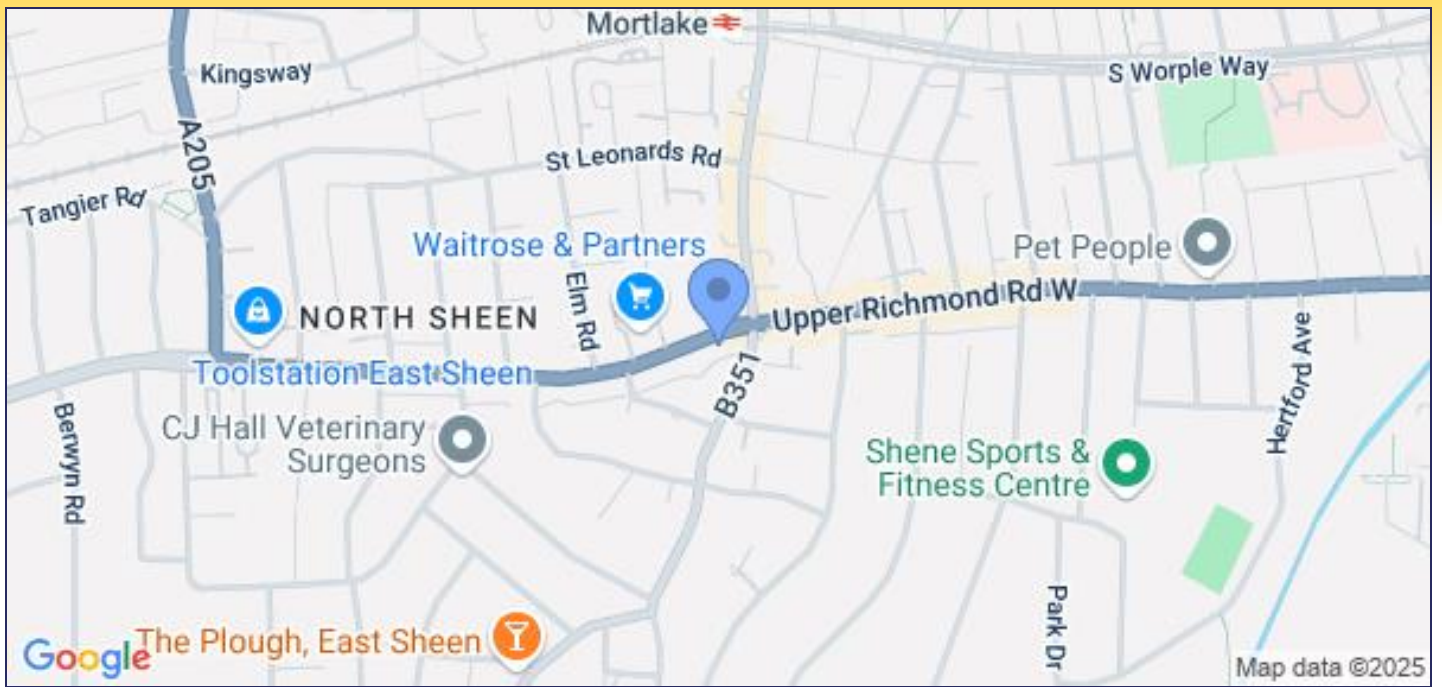


**SUMMARY**

- **670 sq ft (62.27 sq m)**
- **E Class Use**
- **Busy Retail Location**
- **To Let**
- **Rent: £33,500 per annum excl.**
- **Available on a new full Repairing and Insuring lease on terms to be agreed.**

**AMENITIES**

- **Excellent Display Frontage**
- **Good Ceiling Height**
- **Kitchen Area & WC**
- **Main Road Frontage**
- **Newly Decorated**
- **Rear Service Road**



## LOCATION

The premises are located in a prominent position close to the crossroads of Sheen Lane with Upper Richmond Road West. This is a popular retail location with other traders including Boots, Gail's, Waitrose and Robert Dyas, together with a number of local traders. The Upper Richmond Rd West forms part of the South Circular Road and therefore provides good access to Richmond and Putney. Mortlake station is within a short walk and provides regular services to London Waterloo, Clapham Jct and Putney.

## DESCRIPTION

The premise comprise a spacious retail unit with rear access to a service road. In addition there is a storage area together with kitchen and a WC. The unit benefits from excellent head height and is of a regular shape and has been newly decorated.

## ACCOMMODATION

FLOOR	SIZE
Ground floor	670 sq ft (62.27 sq m)
<b>Total</b>	<b>670 sq ft (62 sq m)</b>

## LEASE / TERM

Available on a new full Repairing and Insuring lease on terms to be agreed.

## RENT

£33,500 per annum excl.

## RATES

We note from the VOA website that the property has a Rateable Value of £22,000.

## VAT

VAT is not applicable

## SERVICE CHARGE

The tenant to pay a fair proportion of the service charge.

## EPC RATING

D (98)

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the sole agent:

David Keates  
020 8940 2266  
d.keates@martincampbell.co.uk