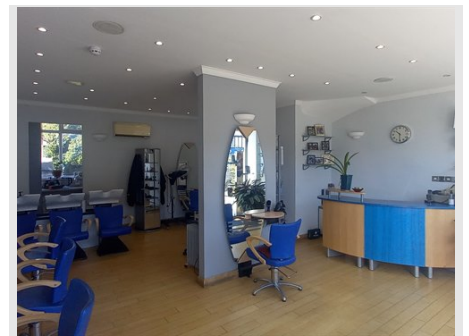
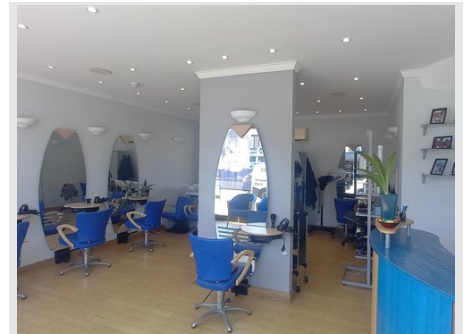


## 309 RICHMOND ROAD, HAM, KT2 5QU

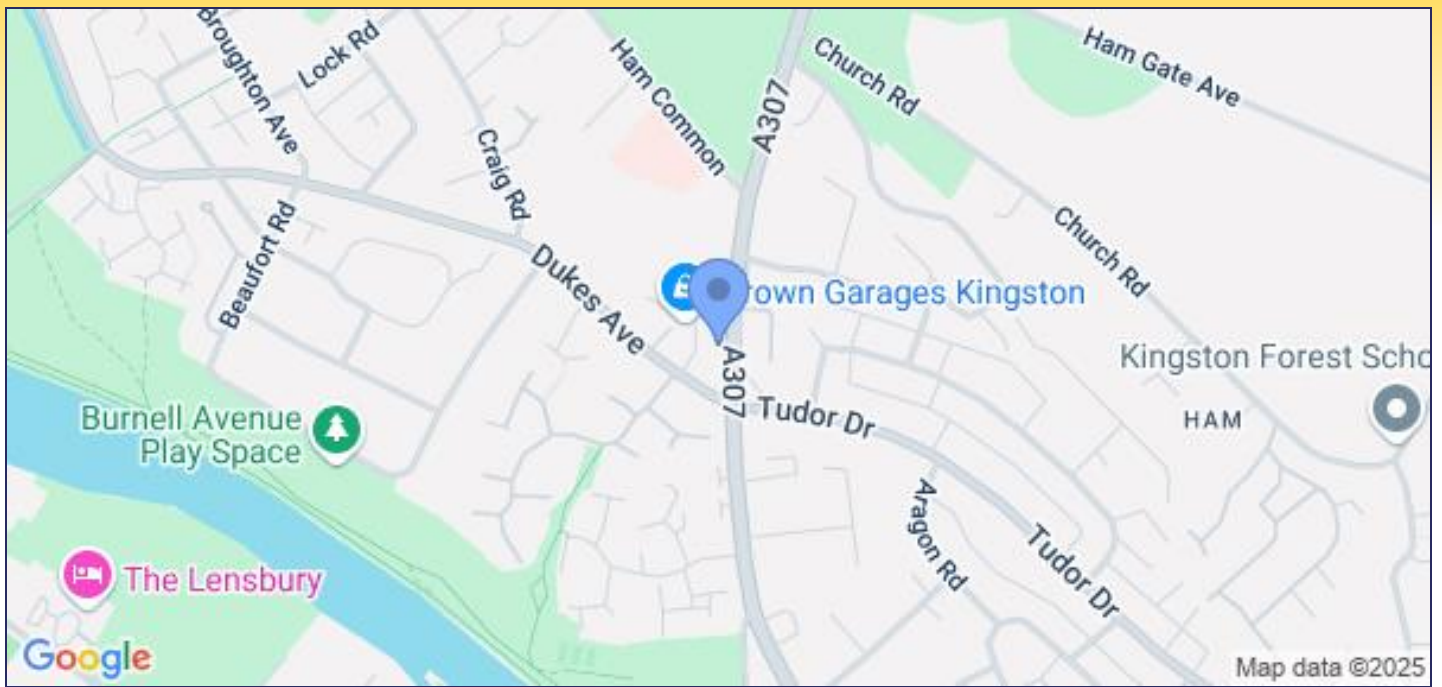


### SUMMARY

- 485 sq ft (45.07 sq m)
- E Class Use
- Car Parking
- To Let
- Rent: £25,000 per annum excl.
- Available on a new Full Repairing and Insuring lease for a term to be agreed.

### AMENITIES

- Air Cooling (TBC)
- Busy Shopping Parade
- Excellent Shop Frontage
- Good Ceiling Height
- Rear Service Road
- Spot Lighting



## LOCATION

Situated on Richmond Road being the main thoroughfare between Kingston and Richmond, Ham Parade provides an excellent local shopping centre. There are a number of multiple retailers including Sainsburys Local, Greggs and Costa Coffee together with a varied selection of individually owned shops. There are regular bus services to Richmond and Kingston.

## DESCRIPTION

Situated on this main road the property offers a great opportunity to take a unit in this busy parade. The unit is of a regular shape and is currently fitted as a hairdressers but could easily be adapted for other retail uses. Mainly in open plan format with a kitchen area to the rear. There is a garden and parking for 1 to 2 cars. The rear is accessed via a service road running behind all of the properties. To the front of the shop there is free parking and in some of the surrounding roads.

## ACCOMMODATION

FLOOR	SIZE
Ground Floor	485 sq ft (45.07 sq m)
<b>Total</b>	<b>485 sq ft (45 sq m)</b>

## LEASE / TERM

Available on a new Full Repairing and Insuring lease for a term to be agreed.

## RENT

£25,000 per annum excl.

## RATES

We note from the VOA website that the property has a Rateable Value of £14,750

## VAT

VAT is not applicable

## SERVICE CHARGE

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

## EPC RATING

C (54)

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

David Keates  
020 8940 2266

[d.keates@martincampbell.co.uk](mailto:d.keates@martincampbell.co.uk)