

341 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 8QN

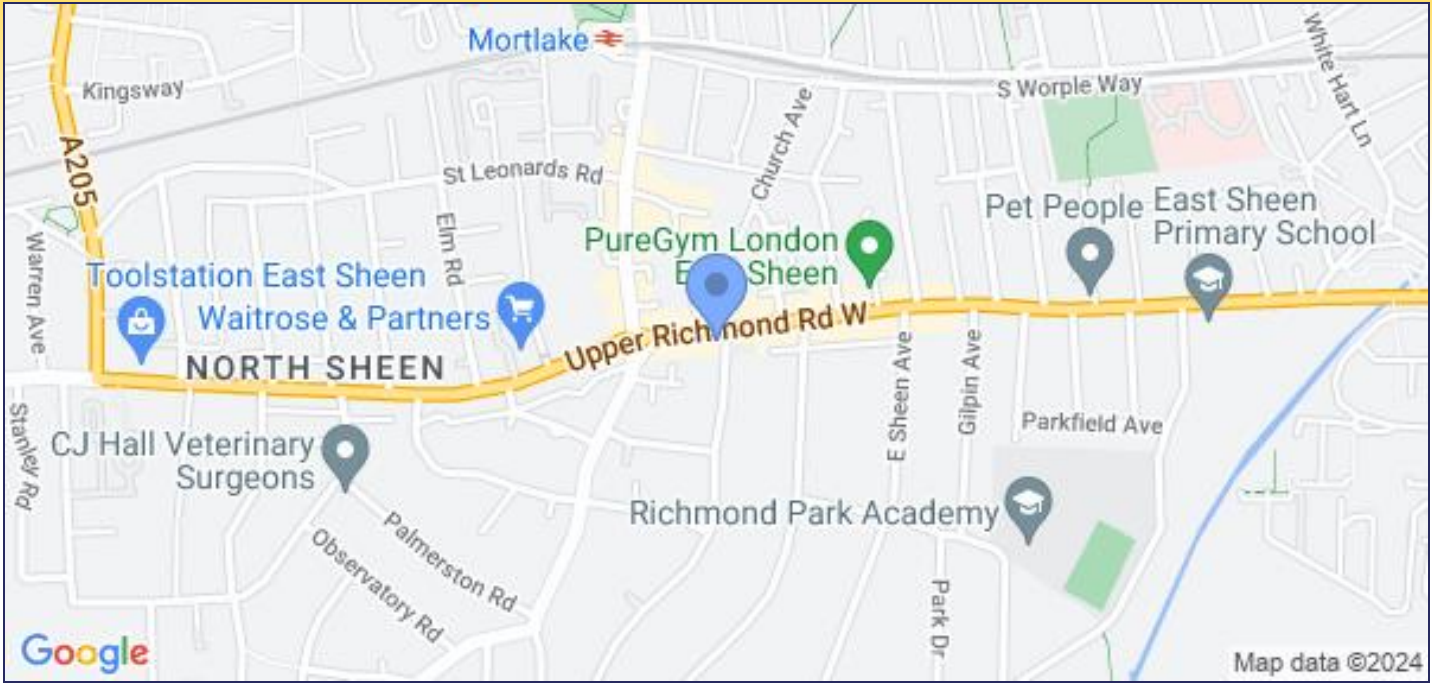


SUMMARY

- **1,314 sq ft (122.12 sq m)**
- **Prominent Corner Site close to prime pitch**
- **Suitable for alternative uses**
- **For Sale or To Let**
- **Price: Upon application**
- **Rent: £50,000**
- **By way of a new lease or on a long leasehold**

AMENITIES

- **Close to prime retail pitch**
- **Excellent for public transport**
- **Grand return frontage**
- **High ceilings and good natural light**
- **Self-contained and suitable for a variety of uses**



LOCATION

East Sheen is an affluent south-west London suburb situated between Richmond and Putney. The majority of East Sheen's retail offer is spread along the Upper Richmond Road and there is a good mix of local and national retailers, such as WH Smith, Boots, Superdug and various banks, charity shops and estate agents.

DESCRIPTION

Brand new commercial space in a prominent building that was formerly a bank. The unit benefits from a return frontage, high ceilings and full height windows designed to be in keeping with the property and streetscape. The property is highly suited to a retail user (particularly A2), but it would also suit a variety of other uses subject to the appropriate planning consents.

ACCOMMODATION

The scheme provides ground floor commercial space with ancillary basement space accessed via an internal staircase.

FLOOR	SIZE
Ground Floor	840 sq ft (78.07 sq m)
Basement	474 sq ft (44.05 sq m)
Total	1,314 sq ft (122 sq m)

LEASE / TERM

By way of a new lease or on a long leasehold

RENT

£50,000

PRICE

Upon application

VAT

EPC RATING

D77

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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