



# 3A CHURCH COURT, RICHMOND UPON THAMES, TW9 1JL





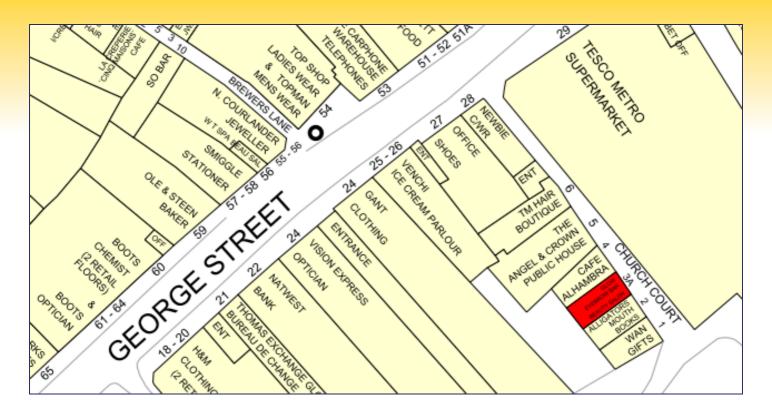


#### **SUMMARY**

- 493 sq ft (45.82 sq m)
- Ground floor lock-up shop with basement
- Richmond town centre location
- To Let
- Rent: Available upon application
- The premises are being offered on a new 15 year lease.

## **AMENITIES**

- Air-conditioning
- Excellent ceiling height
- Full height basement
- Good display frontage
- Kitchenette and WC
- Rear Garden



#### **LOCATION**

Richmond is a highly affluent town, situated 9 miles South West of Central London and 9 miles East of Heathrow Airport with good links to the M25/M3 and M4 motorways. Richmond National Rail and Tube Station affords passengers a direct rail service into London Waterloo and offers District and Overground Services. The subject property is located in the heart of Richmond Town Centre, surrounded by major retailers including Tesco Metro, Leon, Holland & Barrett and Boots.

### **DESCRIPTION**

The premises comprise ground floor and basement levels of an attractive lock-up shop with a garden to the rear accessible from the basement. The shop benefits from good ceiling height and internal layout throughout and currently operates as a beauty salon (A1 use class).

#### **ACCOMMODATION**

FLOOR	SIZE
Ground Floor Retail	245 sq ft (22.77 sq m)
Lower Ground Rooms	248 sq ft (23.05 sq m)
Total	493 sq ft (46 sq m)

#### LEASE / TERM

The premises are being offered on a new 15 year lease.

# **RENT**

Available upon application

#### **RATES**

The premises is listed on the VOA website as having a rateable value of £19,750.

# **VAT**

VAT is not applicable

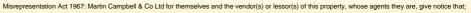
#### **LEGAL COSTS**

Each party to bear their own legal costs.

#### **VIEWING**

Viewing strictly by prior appointment with the agent:

Richard Farndale 020 8940 2266 r.farndale@martincampbell.co.uk



- 1. These particulars do not constitute, nor constitute any part of, an offer or contract
- 2. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact.
- 3. Any intending purchaser or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars
- 4. The vendor(s) or lessor(s) do not make or give, and neither Martin Campbell & Co Ltd nor any person in their employment has any authority or make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.

  Property Ref: 4580. Date: 2025

