

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

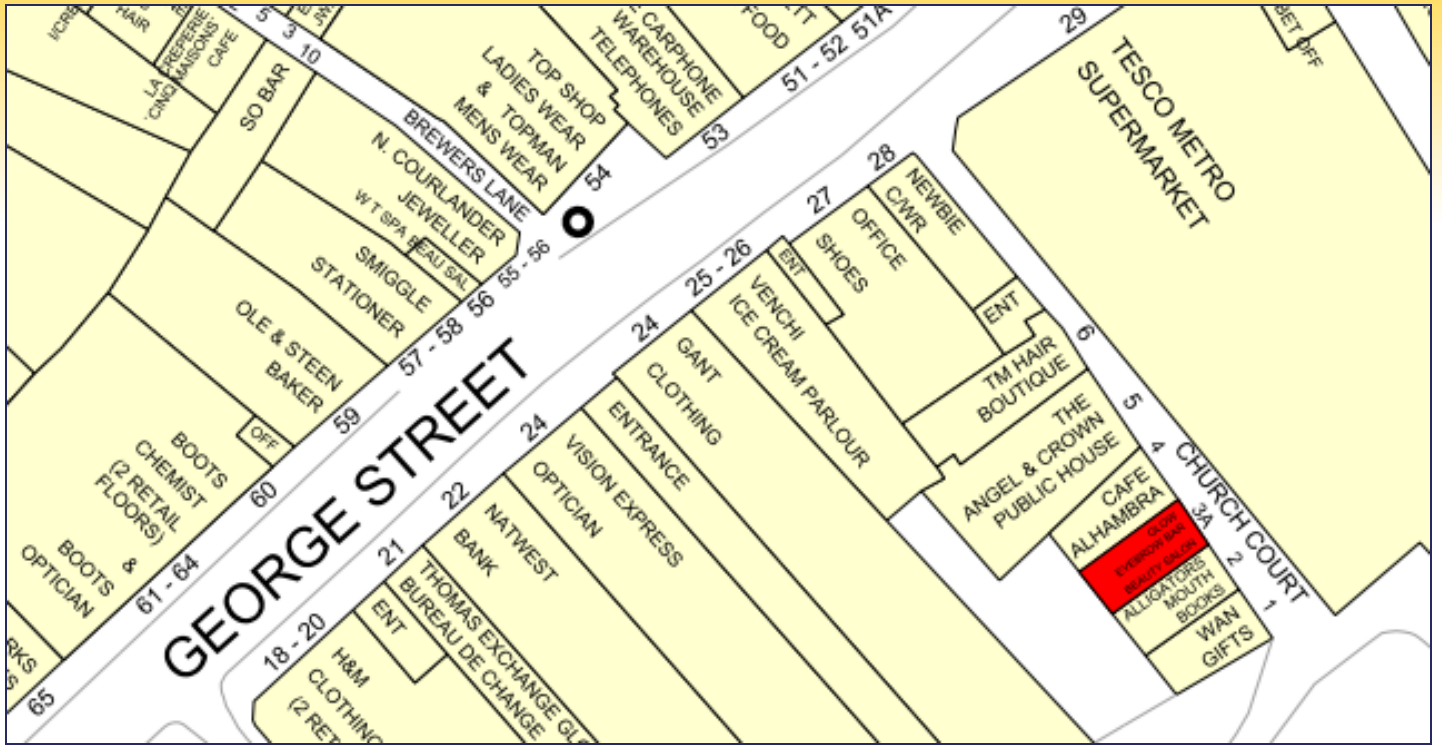


### SUMMARY

- 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)
<b>Total</b>	<b>493 sq ft (46 sq m)</b>

## 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:

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