MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

# 21 SHEEN ROAD, RICHMOND UPON THAMES, TW9 1AD

## SUMMARY

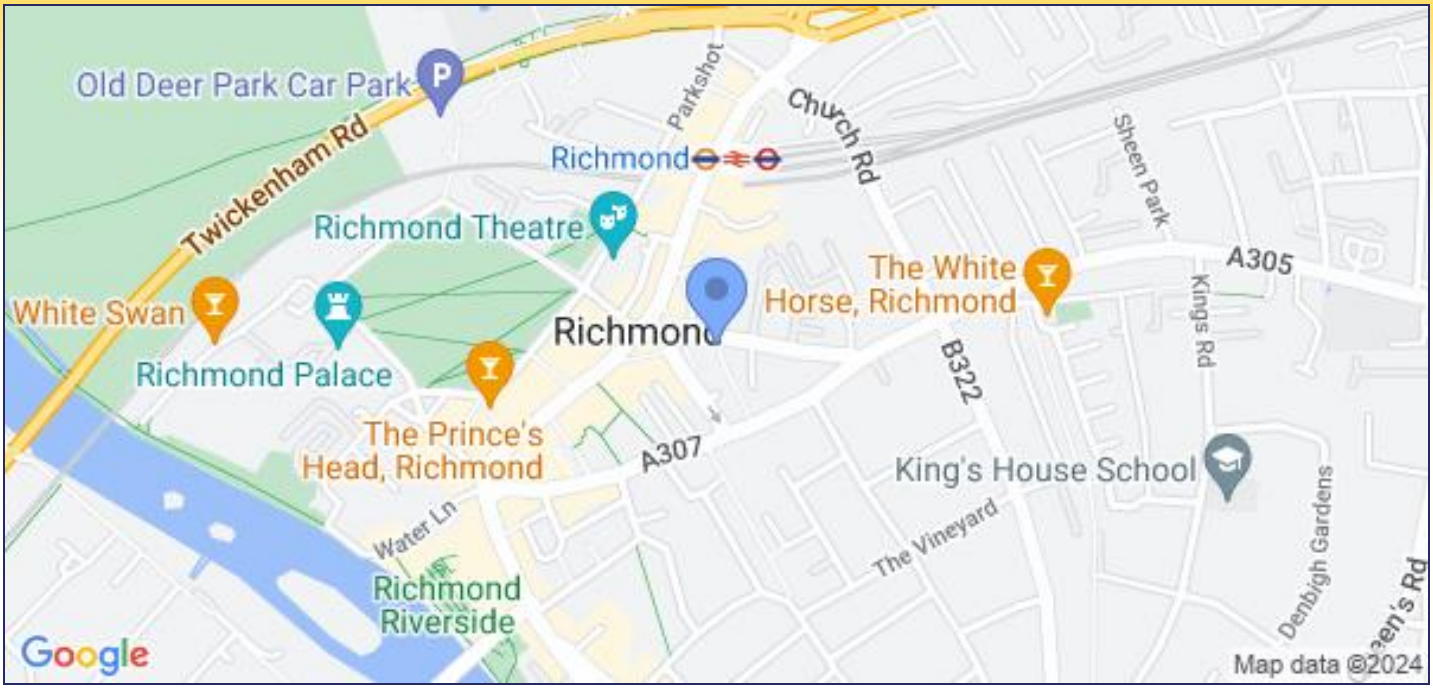
- **492 sq ft (45.72 sq m)**
- **Central Location**
- **Opposite Waitrose**
- **To Let**
- **Rent: £32,500 pax**
- **A new FRI lease is available on terms to be agreed.**

## AMENITIES

- **Good Public Parking**
- **Kitchen & WC**
- **Return Frontage**
- **Spot Lighting**
- **Town Centre Location**

**020 8940 2266**
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk




## LOCATION

Located on the busy Sheen Road and close to the junction of George Street with The Quadrant. Nearby traders include cafes, fashion and Estate Agents. Richmond station is within a short walk and there is a public car park opposite the premises.

## DESCRIPTION

The property comprises a prominent corner retail unit directly opposite Waitrose. Consisting of a regular shaped ground floor unit with window frontage on two sides. The shop has been cleared ready for fit-out. To the rear is a kitchen and WC.

## ACCOMMODATION

Max Depth 39' 4" (12 m)
Max Width 13' 2" ( 4 m)

## LEASE / TERM

A new FRI lease is available on terms to be agreed.

## RENT

£32,500 pax

## RATES

We are advised that the premises have a Rateable Value of £40,000

## VAT

VAT is applicable

## EPC RATING

F (143)

## LEGAL COSTS

Each party to be responsible for their own legal costs

## VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
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Property Ref: 4640. Date: 2024