

# TO LET

37.5 sq. m (404 sq. ft) approx.

483 UPPER RICHMOND ROAD WEST, SW14 7PU

**SNELLER**  
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- LOCK UP SHOP
- SMALL REAR YARD
- NEW LEASE AVAILABLE

These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

**LOCATION**

The property is located in a prominent position on the south side of Upper Richmond Road West (A205, South Circular Road), East Sheen. East Sheen is an affluent residential suburb 10 miles south west of central London and located between Richmond and Barnes.

The area benefits from excellent road and rail access, being adjacent to the A316 and M4 motorways.

**DESCRIPTION**

The property comprises a lock up retail premises with character shop front. Internally there is a WC and rear access to a small enclosed rear yard.

**ACCOMMODATION**

The property has an approximate net internal floor area of 37.5 sq. m (404 sq. ft) excluding the rear yard.

**TENURE**

Available on new lease for a term by arrangement.

**RENT**

£20,000 per annum exclusive.

**BUSINESS RATES**

2026 Rateable Value: £12,500

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond.

**ENERGY PERFORMANCE RATING**

D76 - A copy of the certificate is available upon request.

**VIEWING**

Strictly by appointment through Sole Agents.

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**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.