

# TO LET

51.7 sq. m (556 sq. ft) approx.

**263 UPPER RICHMOND ROAD WEST, LONDON SW14 8QS**

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **PROMINENT RETAIL PREMISES**
- **BUSY MAIN ROAD FRONTAGE**
- **METERED PARKING NEARBY INCLUDING 1 HOUR FREE AFTER 12 PM.**
- **AVAILABLE ON A NEW LEASE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and 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 and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# 263 UPPER RICHMOND ROAD WEST, SW14 8QS

## LOCATION

The property is prominently located on the south side of Upper Richmond Road West (A205), East Sheen, close to its junction with Palewell Park.

There are a number of independent traders nearby including a pharmacy, newsagents, boutiques and carpet store, as well as Domino's and Pizza Express.

There is metered parking available and 1 hour free parking in Portman Avenue (except 10 am - 12 noon Monday to Friday).

## DESCRIPTION

The property comprises a ground floor lock up shop unit which is currently arranged to provide a retail sales area, rear store and WC.

## ACCOMMODATION

The property has an approximate net internal floor area of 51.7 sq. m (556 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£20,000 per annum exclusive

## BUSINESS RATES

2017 Rateable Value: £12.500

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

## ENERGY PERFORMANCE RATING

Energy Rating: D98

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
020 8977 2204  
sharon@snellers.com

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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