

TO LET/FOR SALE

SNELLER COMMERCIAL

CHARTERED SURVEYORS

86.4 SQ. M (930 SQ. FT) APPROX.

257 UPPER RICHMOND ROAD WEST, SW14 8QS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PROMINENT RETAIL UNIT**
- **30 MINUTES FREE PARKING**
- **NEW LEASE AVAILABLE**
- **LONG LEASEHOLD FOR SALE**

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.

257 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 newsagents, boutique, and sport shop as well as cafes and restaurants.

There is 30 minutes free parking outside the shop as well as 1 hour free parking in nearby Portman Avenue (except 10 am - 12 noon Monday to Friday). Mortlake train station is just under half a mile and a number of bus routes serve Upper Richmond Road West.

DESCRIPTION

The property comprises a ground floor lock up shop with front and rear access to communal gardens. The premises benefit from a fully glazed aluminium shop front, suspended ceiling, rear office/store and WC.

ACCOMMODATION

The property has the following approximate total net internal floor area:-

86.4 sq. m (930 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£25,000 per annum.

PRICE

Offers in the region of £350,000 for the long leasehold.

125 year lease from 1st January 1983.

BUSINESS RATES

2017 Rateable Value: £18,750

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

ENERGY PERFORMANCE RATING

Energy Rating: D97

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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