

TO LET

45.1 sq. m (485 sq. ft) approx.

SNELLER

COMMERCIAL

CHARTERED SURVEYORS

427B UPPER RICHMOND ROAD WEST, EAST SHEEN SW14 7PJ



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL PREMISES**
- **PROMINENT LOCATION**
- **CLOSE PROXIMITY TO WAITROSE AND FREE PARKING**
- **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.

427b UPPER RICHMOND ROAD WEST, SW14 7PJ

LOCATION

The property is located in a prominent position on the Upper Richmond Road West (A205) in East Sheen.

Multiple occupiers nearby include Papa Johns, Ray Munn, Carpet Right, Johnsons Shoes, Explore Learning and Waitrose, which provides free parking.

DESCRIPTION

The property comprises a ground floor lock up shop with rear access and WC.

The property benefits from high ceilings and is offered in a shell condition ready for a tenants fit out.

ACCOMMODATION

The property has an approximate net internal floor area of:-

45.1 sq. m (485 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£22,500 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £11,750

2023 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: TBC

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

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

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