TO LET

146 SQ. M (1,571 SQ. FT) APPROX.

505 – 507 UPPER RICHMOND ROAD WEST, SW14 7DE

SNELLER COMMERCIAL
CHARTERED SURVEYORS



www.snellers.com

020 8977 2204

- **DOUBLE FRONTED FORMER RESTAURANT PREMISES**
- **SUITABLE FOR E USE CLASS**
- **FORECOURT SEATING**
- **REAR DECKED GARDEN**
- **NO PREMIUM**

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.

505 – 507 UPPER RICHMOND ROAD WEST, SW14 7DE

SNELLER COMMERCIAL
CHARTERED SURVEYORS

LOCATION

The property is located in a prominent parade on the south side of Upper Richmond Road West (A205, South Circular Road), East Sheen. East Sheen is an affluent residential suburb 10 miles southwest 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 double fronted property was most recently trading as a restaurant/bar with front forecourt seating and rear decked garden.

The restaurant previously seated approximately 70 covers and benefits from a fully fitted kitchen, fitted bar area, male & female WC's, glass roof conservatory, wooden floor, cold store and gas central heating.

ACCOMMODATION

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

146 sq. m (1,571 sq. ft)

RENT

£45,000 per annum

TENURE

Available on a new lease for a term by arrangement.

BUSINESS RATES

2026 Rateable Value: £32,250

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

ENERGY PERFORMANCE RATING

Energy Rating: C69

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

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.

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.