

TO LET

62.3 SQ. M (670 SQ. FT) APPROXIMATELY

3 PARADISE ROAD, RICHMOND, SURREY TW9 1HP

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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

- **RETAIL PREMISES WITH ANCILLARY FIRST FLOOR ACCOMMODATION**
- **PART D1 USE (FIRST FLOOR)**
- **IN CLOSE PROXIMITY TO RICHMOND BUS STATION AND TRAVELODGE**

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.

3 PARADISE ROAD, RICHMOND TW9 1HP

LOCATION

Richmond upon Thames is one of the most affluent boroughs of London and famous for its parks, palaces and river walks as well as being approximately 10 miles from Heathrow.

The property is located on the south side of the A305 Paradise Road which forms part of the one way traffic system through Richmond town centre.

The property is opposite St. Mary Magdalene Church and in close proximity to a Travelodge hotel and the local bus station. There are also a number of retailers and restaurants within Paradise Road as well as an Odeon Cinema.

DESCRIPTION

The property comprises a ground floor retail unit with kitchenette. There is internal access to the first floor providing 3 rooms, 2 with showers installed. There is also a ground floor WC.

The property was previously granted D1 use on the first floor only for use as consulting rooms.

The property benefits from gas central heating.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor	27.9 sq. m	300 sq. ft
First Floor	34.4 sq. m	370 sq. ft
TOTAL	62.3 sq. m	670 sq. ft

TENURE

Available on a new lease for a term by arrangement.

RENT

£28,000 per annum exclusive plus VAT.

BUSINESS RATES

2017 Rateable Value: £14,000

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

ENERGY PERFORMANCE RATING

Energy Rating: C73

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

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

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