

TO LET

45.9 sq. m (493 sq. ft) approx.

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

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **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.

427a 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 store and WC.

The property is in good decorative order and benefits from a high ceiling with spot lights, fully tiled floor and fully glazed shop front.

ACCOMMODATION

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

45.9 sq. m (493 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£20,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £11,500

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

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