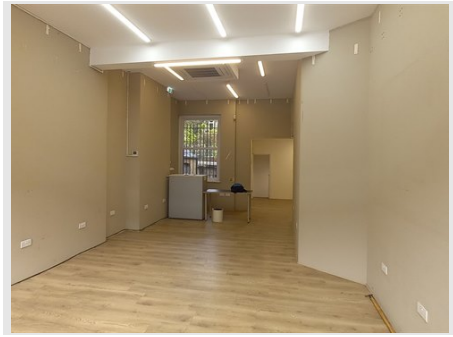
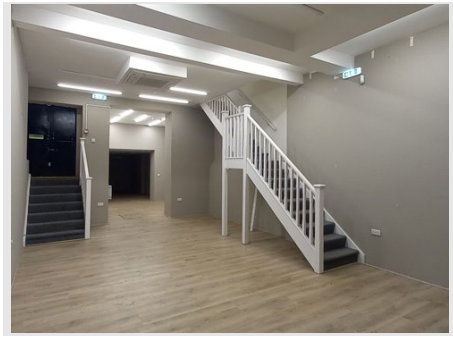
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

**RETAIL TO LET**

# 114 SHEEN ROAD, RICHMOND UPON THAMES, TW9 1UR





## SUMMARY

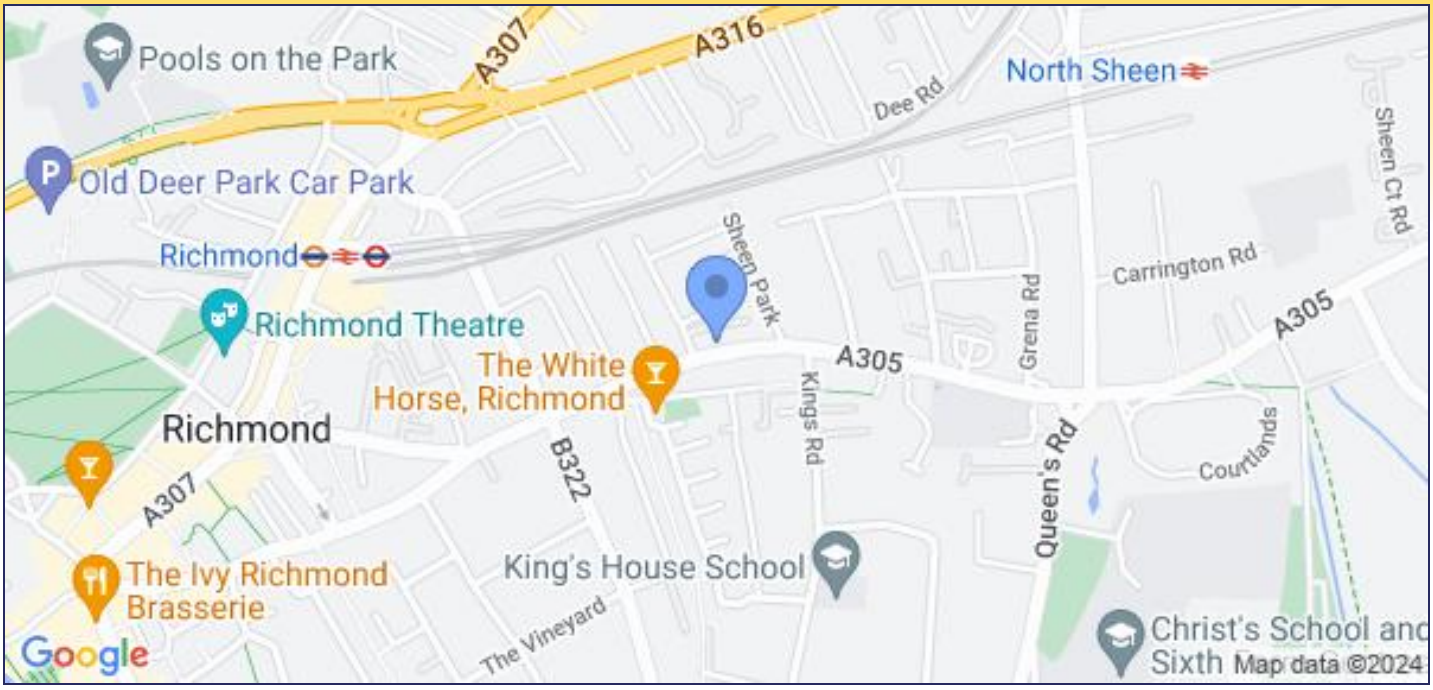
- **1,677 sq ft (155.86 sq m)**
- **E Class Use**
- **Main Road Frontage**
- **To Let**
- **Rent: £45,000 per annum excl.**
- **Available on a new lease for a term to be agreed.**

## AMENITIES

- **Additional Space Possibly Available**
- **Air Cooling/Heating**
- **Alarm System**
- **Full Height Basement**
- **Kitchen and WC**
- **LED Lighting**
- **Rear Service Road**
- **Security Shutter**

**020 8940 2266**
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk




## LOCATION

The property is in a prominent location within half a mile of Richmond Town Centre and forming part of a popular local parade providing both convenience and specialist retailers. Richmond Station is within a 5 minute walk and provides National rail, District Line and London Overground. The nearby A316 provides direct road access to the M3 and in turn to the M25.

## DESCRIPTION

The premises comprises a mid terrace unit providing an open plan ground floor with stairs leading to an excellent basement, with full head height and could be used as showroom space. Alternatively the area could be divided to create treatment rooms. There is rear access to the lower ground floor from the rear service road leading off Sheen Park.

## ACCOMMODATION

| FLOOR | SIZE |
|---|---|
| Ground Floor | 615 sq ft (57.16 sq m) |
| Lower Ground Floor | 987 sq ft (91.73 sq m) |
| Basement Store | 75 sq ft (6.97 sq m) |
| **Total** | **1,677 sq ft (156 sq m)** |

## LEASE / TERM

Available on a new lease for a term to be agreed.

## RENT

£45,000 per annum excl.

## RATES

We note from the VOA website that the property has a Rateable Value of £16,750.

## VAT

VAT is not applicable

## EPC RATING

C (74)

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
020 8940 2266
d.keates@martincampbell.co.uk

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Property Ref: 4767. Date: 2024