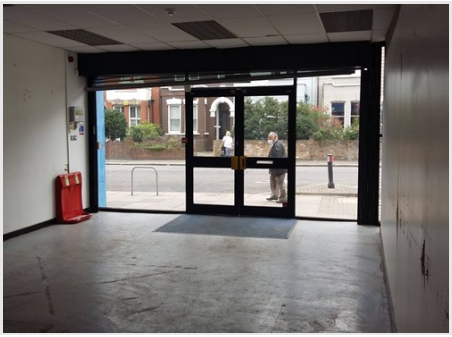
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

106 SHEEN ROAD, RICHMOND UPON THAMES, TW9 1UR



SUMMARY

- **1,358 sq ft (126.21 sq m)**
- **Prominent Corner**
- **Return Frontage**
- **To Let**
- **Rent: £38,500**
- **The property is offered, subject to a new lease, terms to be agreed.**

AMENITIES

- **Good neighbourhood parade**
- **Off-Street parking**
- **Prominent corner with return frontage**
- **Roller shutter access to basement from yard**
- **Secure yard at rear with separate vehicle access**

020 8940 2266
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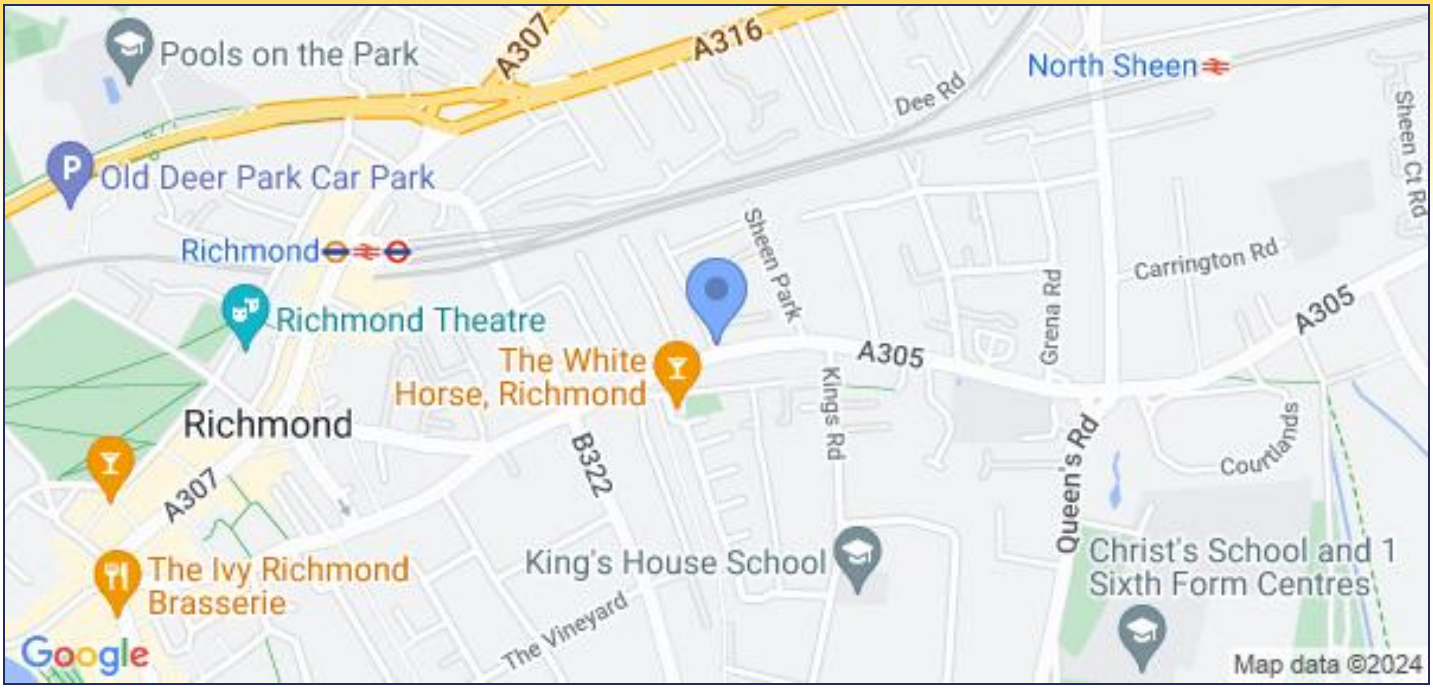

LOCATION

This established parade of shops contains a good mixture of shops, restaurants and specialist traders. The parade benefits from not only the residential catchment area, but also a number of nearby office occupiers.

DESCRIPTION

The premises form the corner of an established parade of shops at the corner of Sheen Park and Sheen Road (A305), the major arterial road between Richmond and Putney.

ACCOMMODATION

The property comprises ground floor and basement accommodation. In addition there is a secure yard area at the rear with separate vehicle access including 2 parking spaces.

FLOOR	SIZE
Ground Floor Retail Area	607 sq ft (56.41 sq m)
Ground Floor Ancillary	106 sq ft (9.85 sq m)
Basement Storage	645 sq ft (59.94 sq m)
Rear Yard Area	754 sq ft (70.07 sq m)
Total	**2,112 sq ft (196 sq m)**

LEASE / TERM

The property is offered, subject to a new lease, terms to be agreed.

RENT

£38,500

RATES

The rateable value of the subject property is £22,142; occupiers should satisfy themselves as to the rates payable for their own business.

VAT

EPC RATING

Available upon application.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
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Property Ref: 4598. Date: 2024