

SHOP TO LET

RICHMOND

7 SHEEN ROAD



Description

The premises are situated on New Cavendish Street, close to The property is located in the centre of Richmond on the southern side of Sheen Road close to the junction of The Square and George Street. It is directly opposite **Waitrose** and other retailers in the immediate vicinity include **Timpson, Whole Foods, Featherstone Leigh** and **Cards Galore**. Please see attached street traders plan.

Richmond Rail and Underground Station is within easy walking distance.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The accommodation comprises of the entire ground floor and basement of this prominent mid-terrace property.

The unit has the following approximate net internal areas:

Ground Floor	550 sq. ft.	(51.1 sq. m)
Basement	259 sq. ft.	(24.1 sq. m)
Total	809 sq. ft.	(75.2 sq. m)

Lease

The unit is available on a new full repairing and insuring lease for a term by arrangement, subject to vacant possession.

Rent

£39,500

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£46,000
UBR (20/21)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

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

Viewing

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

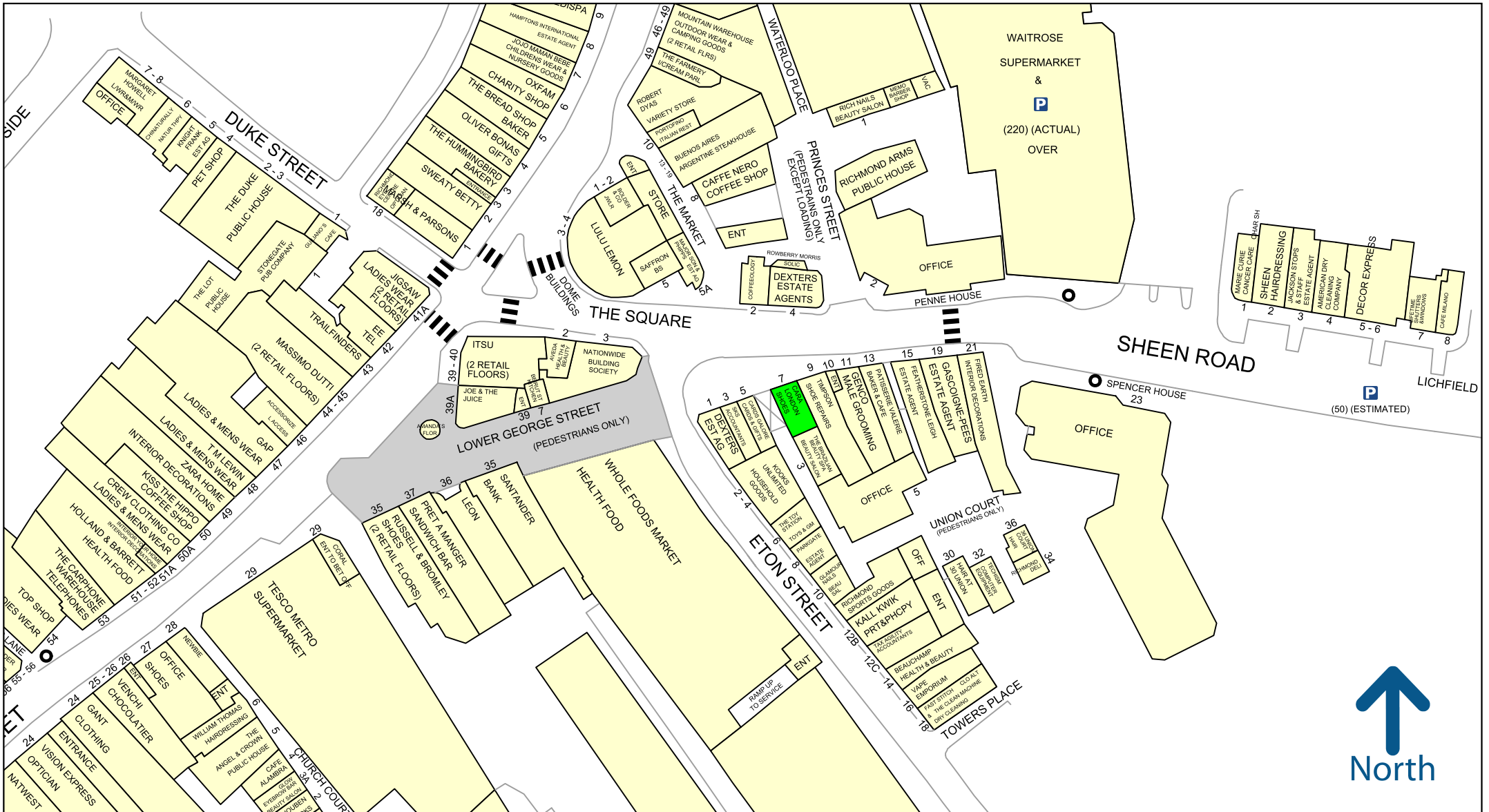
Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Or, **Michael Rogers**, contacting:

Niall Christian 020 8332 4591

Subject to Contract



50 metres

Experian Goad Plan Created: 10/02/2020
Created By: Green and Partners

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