

RETAIL UNIT TO LET



LOCATION

114 Sheen Road is located in a prominent location half a mile from Richmond Town Centre forming part of a retail terrace providing neighbourhood shopping facilities for convenience and specialist independent retailers.

Richmond train station benefiting from National Rail, the District Line and The Overline is an approximate 10 minute walk

DESCRIPTION & FLOOR AREAS

The accommodation comprises of a ground floor unit with a full height lower ground floor with natural light, rear access and rear basement storage.

The unit has recently been extensively refurbished and benefits from comfort cooling/heating, timber floors, LED lights, security shutter, alarm, kitchen and WC.

The unit has the following approximate net internal area: -

FLOOR	SQ M	SQ FT
Ground Floor	57.14	615
Lower Ground Floor	91.69	987
Basement Storage	6.97	75
Total	155.80	1,677

TERMS

The unit is available on an existing full repairing and insuring lease from September 2021, for a term of 10 years with an upward only rent review after 5 years and a tenant only break option. (A new lease direct from the landlord could be made available)

Alternatively, the unit can be made available on a sub lease.

RENT

Upon application.



USE

Originally A1, but as from 1st September 2020 it will come under use class E, incorporating A1, A2, A3, B1 and Part D1 and D2.

BUSINESS RATES

Rateable Value: £15,000
Rates Payable (2020/21): £7,485

Small Business Rate Relief may be available. Prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

EPC

C74



LEGAL COSTS

Each party to bear their own legal costs.

ANTI MONEY LAUNDERING

Due to recent changes in money laundering regulation, it is now standard procedure to undertake a personal and company and general AML checks.

Please note that this is taken up landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

VIEWING

For further information please contact:

Michael Rogers LLP – 020 8332 7788

Niall Christian niall.christian@michaelrogers.co.uk
07780 678684

Harry Deacon-Jackson
harry.dj@michaelrogers.co.uk
07599 107005

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Size 1,677 Sq. ft. (155.80 Sq. m)

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