

**Michael
Rogers**

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**331 Upper Richmond Road West
East Sheen
SW14 8QR**

RETAIL UNIT TO LET



LOCATION

The property is a mid-terraced building of brick elevations over ground floor and is located on Upper Richmond Rd West close to the junction with Sheen Lane. Nearby occupiers include Boots, W H Smiths Amazon, and Cafe Nero.

Mortlake station is within easy walking distance and a number of bus routes pass by the premises.

DESCRIPTION

The ground floor retail space currently provides a restaurant with a rear kitchen and WC facilities.



There is access to the premises from the rear.

FLOOR AREA

FLOOR	SQ M	SQ FT
Ground	53.71	578
Total	53.71	578

The area takes into account a new staircase at the rear of the shop to access the upper floors.

TERMS

The building is available on a new full repairing and insuring lease for a term by arrangement subject to five yearly upward only rent reviews.

RENT

£26,000 per annum exclusive.

USE : E

BUSINESS RATES

The unit has a Rateable Value of £14,500 which may give rise to some small business rate.

Applicants are advised to make their own enquiries with the Valuation office Agency.

SERVICE CHARGE

£700 per annum approx.

LEGAL COSTS

Each party to bear their own legal costs.

EPC : D83

VIEWING

For further information please contact:

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Size 578 Sq. ft. (53.71 Sq. m) Rent £26,000 per annum

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