

**405 Upper Richmond Rd West
London
SW14 7NX**



645 Sq. ft (58.90 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.

www.michaelrogers.co.uk

Location:

The property is located on Upper Richmond Road West in Sheen. The unit is opposite Waitrose and is part of a terrace with Tesco's within a two-minute walk.

The area is served well in respect of transport with Mortlake station within a short distance providing direct links to and from central London. Upper Richmond Road West is in the heart of Sheen, a high value residential area.

Description:

The unit is arranged over ground floor and has been in use as a pizzeria. The accommodation is in good condition with a kitchen area, car space, secure external storage (Circa 60 Sq ft.) and a WC.

**Amenities:**

- Pendant lights.
- Timber floor.
- Bar/serving counter.
- Rear loading access.
- Car space.
- Three phase electricity.
- Single phase electricity.
- WC.
- Internal storage.
- Security room.
- Plastered and tiled walls.
- Kitchen area.

Accommodation:

FLOOR	SQ FT	SQ M
Ground	645	58.90
TOTAL	645	58.90

Terms:

The unit is held on an existing effective full repairing and insuring lease for a term to expire on 1st September 2026. A longer lease can be made available from the Landlord by arrangement.

Rent:

£28,000 per annum exclusive.

Premium:

Upon application.

VAT:

The property is not elected for VAT.

Service charge:

£400 per annum approximately.

Business Rates:

The rateable value is £23,000 which equates to £11,477 payable per annum.
Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

D92.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact sole agents:**Michael Rogers LLP**

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Subject to Contract

October 2023

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