

PRELIMINARY DETAILS

**31 The Green
Richmond
TW9 1LX**



1,230 Sq ft (114.25 Sq m) approx.

**COMMERCIAL BUILDING WITH GARDEN
FOR SALE or TO LET**

020 8332 7788

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

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Location:

The building is in a prime position on the West side of Richmond Green. Richmond Green has long been established as one of the most attractive and sought after locations in Richmond town centre.

The town is one of the most desirable locations in West London to both live and work, offering extensive transport links and retail amenities. Richmond has a thriving commercial centre attracting both local and international companies.

Communications are excellent with the A316 providing access to the major motorways, Central London, Heathrow and Gatwick Airports. Public transport is also excellent with the property being close to Richmond Station (National Rail, Overline and Underground (District Line)).

Description:

31 The Green, Richmond comprises of a late 18th century terraced building and is Grade II listed. The property benefits from views across Richmond Green.

The building is arranged over ground and two upper floors which are largely open plan and there is a rear courtyard garden. The entrance is via a semi circular entrance door and there are square headed flush framed windows.

Amenities:

- Self-contained building
- Fluorescent lights and spotlights
- Central heating
- Window blinds
- Kitchen
- Two WCs
- Fully carpeted
- Alarm
- Rear courtyard garden
- Front garden area
- Wrought iron railings to the front
- Intercom system
- Perimeter sockets
- Storage



Accommodation:

DESCRIPTION	AREA SQ M	AREA SQ FT
ENTRANCE HALL	5.57	60
GROUND FLOOR	41.80	450
FIRST FLOOR	30.65	330
SECOND FLOOR	36.23	390
TOTAL	114.25	1,230

Terms:

The premises are being offered freehold or on a new full repairing and insuring lease for a term by arrangement.

**Rent:**

Upon application.

Price:

Upon application.

EPC:

Upon application.

Rates:

We have been advised that the current Rateable Value is £46,500 and which gives rate payable of £23,203.50.

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

Legal Costs:

Each party to bear their own legal costs.

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:

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Subject to contract
June 2024

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