

**192 Upper Richmond Road West  
East Sheen  
SW14 8AN**



**598 sq. ft (55.60 sq. m) approx.**

**COMMERCIAL UNIT**

**TO LET**

**0208 332 7788**

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

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location:**

The unit is situated in a prime location in East Sheen, close to local shops and cafes. Mortlake Station is 0.4 miles away.

**Description:**

The unit is arranged over ground floor and benefits from a self-contained entrance and a large “retail” frontage.

The shop is largely rectangle and has been split with a plastered partition that can be removed.

There is a rear office, toilet and kitchen.

**Accommodation:**

FLOOR	SQ FT	SQ M
Ground	598	55.60
<b>TOTAL</b>	<b>598</b>	<b>55.60</b>

**Terms:**

The unit is available on a new effective full repairing and insuring lease for a term by arrangement.

**Rent:**

£32,500 per annum exclusive.

**Business Rates:**

The rateable value is £18,250 giving rates payable of £9,106.75 per annum exclusive. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

**Energy Performance Certificate:**

Upon application.

**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 2024

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