

**15 King Street
Richmond
TW9 1ND**



826 Sq. ft (76.70 Sq. m) approx.

**NEWLY FITTED CLINIC / COMMERCIAL UNIT
TO LET**

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

Richmond is one of the most desirable locations west of London being located some 9 miles southwest of Central London and benefits from excellent rail links to London via the Underground and Overground lines as well as the Southwest Trains service, with a direct train to Waterloo in under 20 minutes. London and Heathrow are also easily accessible via the M3 and M4 motorways respectively.

The unit is situated on King Street, being part of a terrace of retail units. Opposite is Paved Court which benefits from many boutique units including Ted Lasso attracting many tourists.

Richmond's George Street and Richmond Green are within a few minutes' walk. Retailers in the immediate vicinity include: The Ivy, Waterstones, Iris, Ted Lasso, Sporting Feet, Feather and Stitch, Ole & Steen and Marks & Spencer, to name a few.

Description:

The unit is arranged over ground floor and has for the last 25 years been used for health and wellness. The unit has recently been fitted out as a clinic to a very high specification. There are three/four treatment rooms with handbasins, staff room, and reception area.

The equipment is not included in the letting.



Amenities:

- Electric heating
- LED lights
- Lino flooring
- Kitchen
- WC
- Alarm

Accommodation:

FLOOR	SQ FT	SQ M
Ground	826	76.70
TOTAL	826	76.70

Terms:

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

**Rent:**

£67,500 per annum exclusive.

Business Rates:

The rateable value is £37,000 giving rates payable of £18,463.00 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:

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Subject to Contract
October 2025

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