

**467-469 Richmond Road West
East Sheen
SW14 7PU**



622-1,334 Sq. ft (57.79-123.97 Sq. m) approx.

COMMERCIAL UNITS

TO LET

0208 332 7788

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

www.michaelrogers.co.uk

Location:

The units are situated in a prime location in East Sheen, situated in the middle of a large, affluent residential area. Mortlake Station is 0.5 miles away.

Description:

The units are arranged over ground floor with rear access. Both units are newly refurbished and benefit from their own entrance. The double shop front creates excellent natural light.

There are toilets and a kitchenette to the rear, as well as a workshop area, suitable for MOT services.

There is an opportunity to take over a lease on a commercial coffee machine.



Accommodation:

UNIT	SQ FT	SQ M
467	622	57.79
469	712	66.18
Total	1,334	123.97

Terms:

The double unit is available by way of an assignment of an existing lease, expiring 31st Jan 2029.

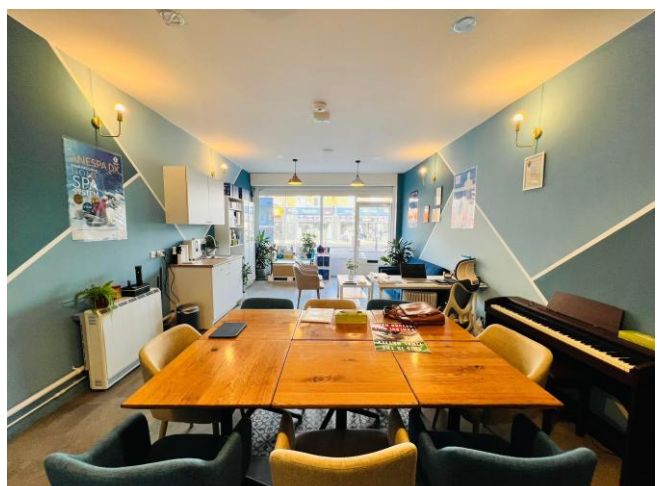
The units could be available on new full repairing and insuring leases for terms by arrangement, incorporating 5 yearly upward only rent reviews.

Rent:

Upon Application

Premium:

N/A



Business Rates:

At present the double unit has a single rateable value being £28,000 giving rates payable of £13,972 per annum exclusive.

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

Energy Performance Certificate:

C54

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**

Tel: 020 8332 7788

Niall Christian Tel: 07780 678684 Email: niall.christian@michaelrogers.co.uk

Joshua Thompson Tel: 0759 910 7005 Email: joshua.thompson@michaelrogers.co.uk

Subject to Contract June 2026

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