

## 44 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 8DD

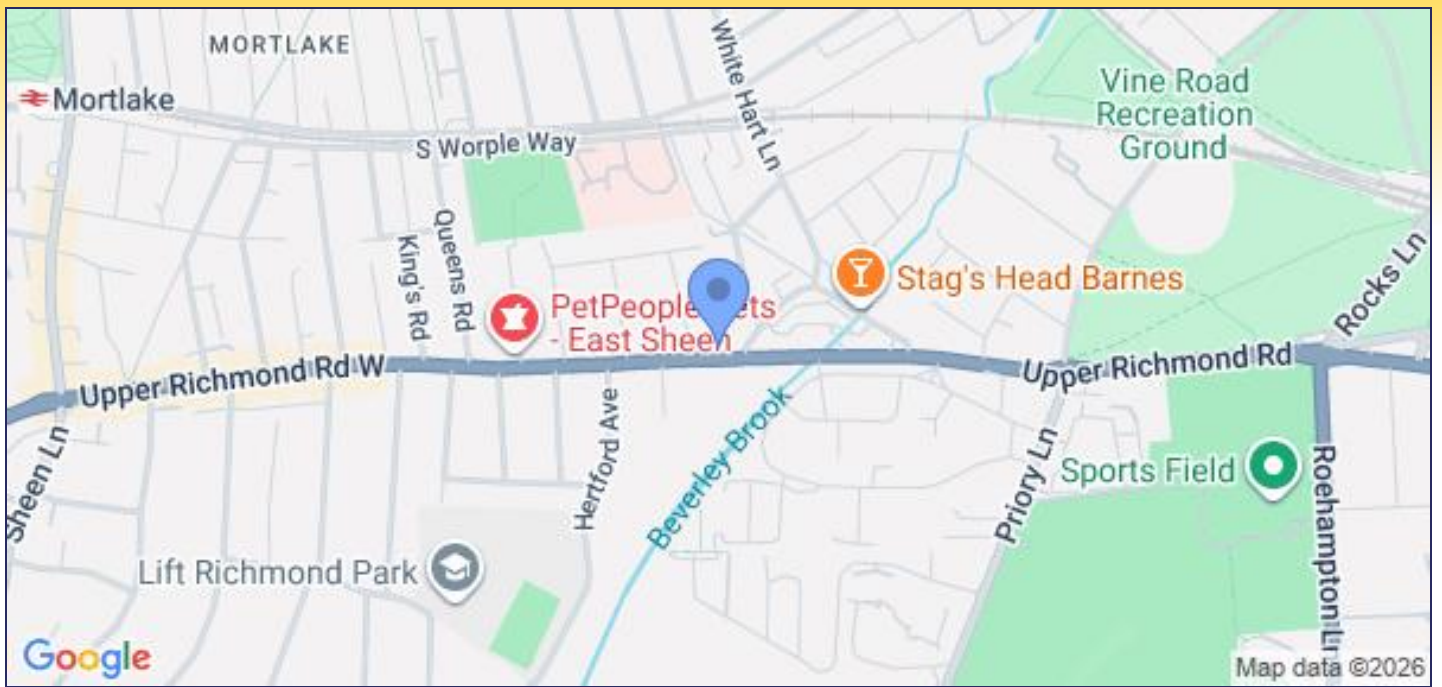


### SUMMARY

- 492 sq ft (45.72 sq m)
- E Class Use
- To Let
- Rent: £18,000 per annum excl.
- Available on a new FRI lease on terms to be agreed.

### AMENITIES

- Forecourt Area
- Good Storage Space
- Kitchen
- Low Rateable Value
- Main Road Location



## LOCATION

The property is prominently located on the Upper Richmond Road (A205), which forms part of the South Circular Road, in East Sheen. It is equidistant between Barnes and Mortlake railway stations, which provide good services to London Waterloo, Richmond and Clapham Jct. There are numerous bus routes running close to the property. The local shopping, restaurant facilities and other amenities of East Sheen centre are within easy walking distance.

## DESCRIPTION

The premises are currently being trading as a cafe but would suit a variety of uses. The unit is divided to provide an open plan front area with storage space to the rear. In addition there is a kitchen and WC. The property benefits from a forecourt area and the

## ACCOMMODATION

FLOOR	SIZE
Retail/Office	363 sq ft (33.74 sq m)
Rear storage	129 sq ft (11.99 sq m)
<b>Total</b>	<b>492 sq ft (46 sq m)</b>

## LEASE / TERM

Available on a new FRI lease on terms to be agreed.

## RENT

£18,000 per annum excl.

## RATES

We note from the VOA website that the property has a Rateable Value of £10,500. Parties may benefit from rates exemption, but will need to make their own enquiries.

## VAT

VAT is not applicable

## EPC RATING

B (36)

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

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