



The Gate House

11 Upper Ham Road, Ham Common, Ham, Richmond, TW10 5LD

Prominent roadside property comprises two single storey buildings (part Grade II listed) which was previously used as a clinic.

731 sq ft
(67.91 sq m)

- Prominently situated between Ham Parade and Ham Common
- Richmond Postcode
- Self-contained on its own site
- Off-street parking
- Suitable for a small clinic as well as other uses falling under Class E
- Situated at the end of the retail pitch

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Summary

Available Size	731 sq ft
Rent	Rent on application
Rates Payable	£8,640 per annum
Rateable Value	£20,000
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

Description

The property comprises a prominent single storey building, part Grade II listed, which is currently divided to provide reception area and consulting rooms, having been previously used as a clinic. However it would be possible to adapt to a more open plan layout. There is a kitchen area and 2 WCs. The property has recently been decorated externally including a new hard standing which provides off street parking.

Location

Situated on the main road connecting Richmond with Kingston, Ham Parade provides an excellent local shopping/business community. There is a busy shopping parade with users including Sainsburys Local, Costa Coffee and Greggs. There is a regular bus service running between Kingston, Richmond and Ealing

Accommodation

The accommodation comprises the following areas:

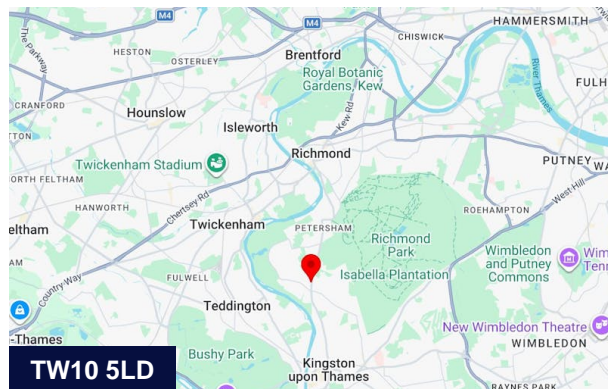
Name	sq ft	sq m	Availability
Ground - Whole	750	69.68	Available
Total	750	69.68	

Viewings

By arrangement with Martin Campbell.

Terms

Offered on basis of new FRI lease.

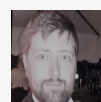


Viewing & Further Information



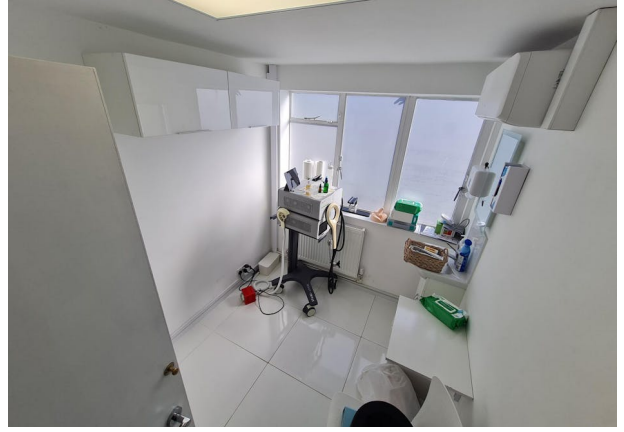
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GROUND FLOOR PLAN - EXISTING



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title	Ground Floor Plan - Existing
address	11 Upper Ham Road
drawing no.	E00
scale	1:100
date	07 08 23
revision	00