



44 Upper Richmond Road West

London, SW14 8DD

**Situated on the South
Circular Road with Class E
use would suit a variety of
uses.**

492 sq ft
(45.71 sq m)

- E Class Use
- Forecourt Area
- Good Storage Space
- Main Road Location
- Low Rateable Value
- New key point...

44 Upper Richmond Road West, London, SW14 8DD

Summary

Available Size	492 sq ft
Rent	£18,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The premises are currently being traded 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 is being used as seating for the cafe.

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.

Accommodation

The accommodation comprises the following areas:

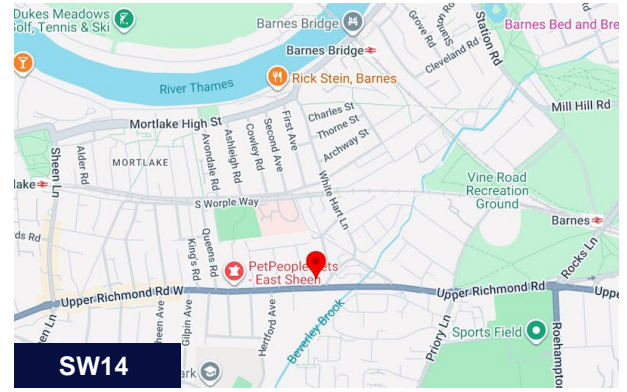
Name	sq ft	sq m	Availability
Ground	492	45.71	Available
Total	492	45.71	

Viewings

Strictly by appointment, to be arranged through the sole agent, Martin Campbell.

Terms

Available by way of a new lease



Viewing & Further Information



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