

TO LET
SHOP & FIRST FLOOR OFFICE – TOGETHER OR SEPERATELY



359 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 8QN

NEW LEASE: TERMS TO BE AGREED

GROUND FLOOR SHOP: 662 SQ FT (61.5 SQ M) - £20,000 PAX
FIRST FLOOR OFFICE: 389 SQ FT (36.1) - £8,500 PAX

LOCATION:

East Sheen is one of the most affluent of the London suburbs. This property is located on a prominent trading position on the Upper Richmond Road West. The high street enjoys a wealth of national retailers, banks, cafes, bars & restaurants, along with niche market operators and boutiques. Mortlake train station is 0.3 miles away which provides a direct service into London Waterloo. There are multiple bus services connecting to both Putney and Richmond.

DESCRIPTION:

Ground floor shop to let with office accommodation on the first floor. The ground floor current use class is A2 Financial & Professional Services, however the use can revert back to A1 Retail through permitted change. The opportunity can be let as a whole or the owner will consider an individual break up.

VAT:

We believe that the building is not VAT elected but interested parties should make their own enquiries.

EPC:

Available on request.

LEGAL COSTS:

Each party is to bear their own legal costs.

TERMS:

Available on a new FRI Lease, terms of which are to be agreed.

BUSINESS RATES:

All interested parties are advised to make their own inquiries into the Business Rates with local authorities, which in this instance are Richmond upon Thames.

VIEWINGS:

For all enquiries, please contact the sole agents Featherstone Leigh Commercial.

Oliver Weeks (020 8332 2707) – oweeks@flcproperty.co.uk

Andrew Weeks (020 8332 2707) – aweeks@flcproperty.co.uk

