

**36 Bardolph Road  
Richmond  
TW9 2LH**



**491 sq. ft (45.6 sq. m) approx.**

**OFFICE INVESTMENT**

**FOR SALE**

**020 8332 7788**

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL

Fax: 020 8332 7799

[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

The property is situated just off the Lower Mortlake Road (A316) close to the junction with the B353 Manor Road. It is approximately 1 mile east of Richmond Town Centre which offers a wide variety of shops and restaurants as well as Richmond Overline, Mainline and Underground Station.

Kew Bridge is approximately 1 ½ miles to the north which provides access to junction 2 of the M4.

**Description:**

The available accommodation is self contained and on the ground floor of this popular mixed commercial and residential scheme which was completed in 2006. The property benefits from a good specification including integrated comfort cooling and heating, double glazing, LG3 lighting, alarm, carpeting and perimeter trunking. The unit has its own DDA compliant WC and a built-in kitchenette and the office has a glass partitioned meeting room.

There is metered parking and a cycle rack. Business parking permits can be obtained from the local council.

**Accommodation:**

Floor	Sq Ft	Sq M
Ground	491	45.6
<b>Total</b>	<b>491</b>	<b>45.6</b>

**Tenure:**

The property is held on a 999-year lease at a ground rent of £200 per annum and is subject to an occupational lease.

**Occupational Lease:**

The premises are let to E-Accountants Ltd on a lease to expire on 22<sup>nd</sup> November 2025 at an annual rent of £12,200 per annum exclusive.

**Price:**

Offers in the region of £220,000 plus VAT

**Rates:**

We have been advised that the Rateable Value is £11,000 with rates payable of £5,489.00 (2020/21 – 49.9p in £), all interested parties are advised to check this information with the London Borough of Richmond upon Thames. Small business rate relief should apply.

**EPC:**

EPC Rating: C – 75.

**Legal Costs:**

Each party to bear their own legal costs.

**For further information please contact:**

**Michael Rogers LLP – 020 8332 7788**

Niall Christian [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

**Sneller Commercial – 020 8977 2204**

Sharon Bastion [sharon@snellers.com](mailto:sharon@snellers.com)

Subject to Contract October 020

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