

## RETAIL UNIT TO LET



### LOCATION

The property is situated on Eton Street in Richmond's town centre close to Whole Foods and Waitrose. The town centre offers a variety of retailers and restaurants. The town's mainline and underground station is within easy walking distance, which provides services on the District Line and trains to London Waterloo with a journey time of less than 20 minutes.

### DESCRIPTION & FLOOR AREAS

The unit forms part of a terrace of shops and benefits from a large frontage. The unit comprises an open retail area, mezzanine, kitchen, air conditioning and a WC.

The premises have the following approximate measurements and net internal floor areas:

FLOOR	SQ M	SQ FT
Ground	62.64	674
Mezzanine	18.31	197
Total	81.00	871

### TERMS

The unit is available on a new full repairing and insuring lease for a term by arrangement.

### RENT

£32,000 per annum exclusive.

### BUSINESS RATES

The unit has a rateable value of £31,750. Rating Relief may be available. (Prospective tenants are advised to make their own enquiries with the Valuation Office Agency.) Rates payable will be approximately £15,843.25 per annum.

### LEGAL COSTS

Each party to bear their own legal costs.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available on request

### ANTI MONEY LAUNDERING

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

### VIEWING

For further information please contact sole agents:

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Subject to Contract October 2020

**Size 81.00 Sq. M (871 Sq. Ft) approx.**

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