

## RETAIL UNIT TO LET



### LOCATION

The property is located on Upper Richmond Road West on the corner with Thornton Road.

The retail unit is surrounded by numerous independent boutiques, cafes, restaurants and shops.

### DESCRIPTION

The property is ground floor only and benefits from a kitchenette, WC facilities to the rear, internal and external CCTV system, comfort cooling and heating throughout.

### ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor 66.4 sq m 715 sq ft

**Size: 715 sq. ft (66.4 sq. m) Rent: Upon Application**

### TENURE

The property is available by way of an assignment of an existing lease expiring on 24<sup>th</sup> December 2032, subject to an upward only rent review on 24<sup>th</sup> December 2027. The lease is inside the Landlord and Tenant Act 1954. The lease also benefits from a tenant only break on 24<sup>th</sup> December 2027, subject to 6 months written notice.

### RENT

Upon Application.

### BUSINESS RATES

The unit has a rateable value of £21,250. The poundage rate is 0.499 giving rates payable of £10,603.75 per annum. Applicants should make their own enquiries at the Valuation Office Agency.

### ENERGY PERFORMANCE RATING

B48

### LEGAL COSTS

Each party to bear their own legal costs.

### FLOOR PLAN

Please see below

### ANTI MONEY LAUNDERING

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### VIEWING

For further information please contact:

Michael Rogers LLP

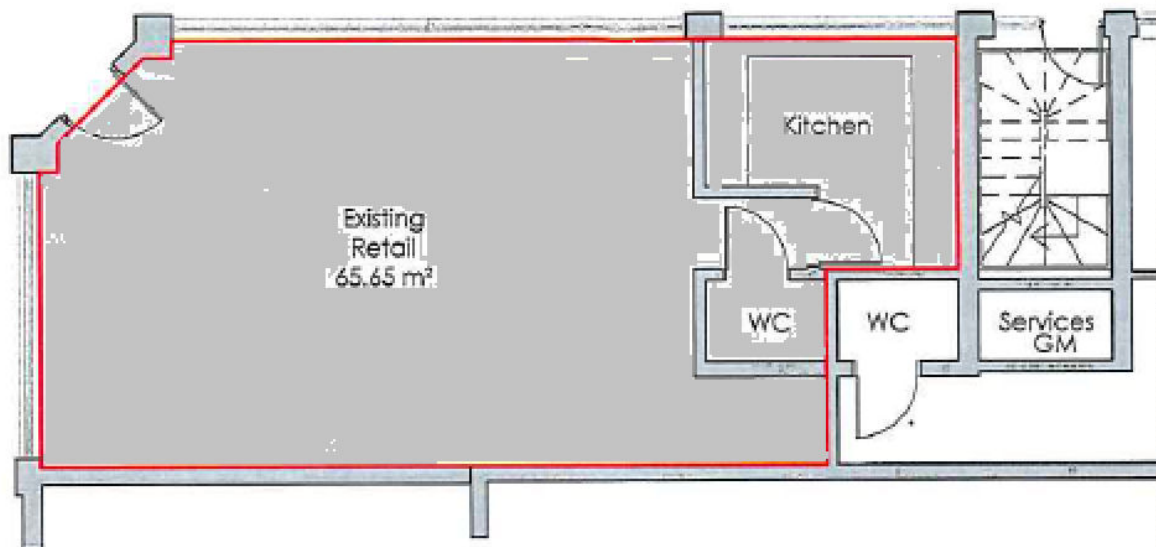
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Ground Floor Plan

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