

**2 Paradise Road
Richmond
TW9 1SE**



808 Sq. ft (75.10 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

The unit is situated on Paradise Road in between Tesco and Church Walk adjacent to St Mary Magdalene Church. Nearby occupiers include Travel Lodge and numerous offices, shops and restaurants.

Richmond is one of the most desirable locations in West London to both live and work, offering extensive transport links and retail amenities. Richmond has a thriving commercial centre attracting both local and international companies.

Description:

The unit is arranged over basement and ground floors and benefits from a self-contained entrance and a large "retail" frontage.



Amenities:

- Comfort cooling & heating.
- Spotlights & fluorescent lights.
- Timber floor.
- Kitchen.
- WC with shower.
- Part painted and part wallpaper.
- Storage.



Accommodation:

FLOOR	SQ FT	SQ M
Basement	582	54.07
Ground	226	21.03
TOTAL	808	75.10

Terms:

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

Rent:

£37,500 per annum exclusive.

Business Rates:

The rateable value is £25,750 giving rates payable of £12,849.25 per annum exclusive. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

Upon application.

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.

For further information please contact sole agents:**Michael Rogers LLP**

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Subject to Contract
August 2023

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