

**168B Upper Richmond Road West
Sheen
SW14 8AW**



**RETAIL/ OFFICE UNIT
TO LET**

411 Sq ft (38.18 Sq m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

Location:

The property is located on Upper Richmond Road West, in Sheen.

The unit is to the rear of a parade of three retail units with residential area above and is surrounded by numerous independent boutiques, cafes, restaurants and shops.

Description:

The property is ground floor only in shell condition, enabling complete flexibility.

**Accommodation:**

The unit has the following approximate net internal area:

| FLOOR | SQ FT | SQ M |
|--------|-------|-------|
| Ground | 411 | 38.18 |

Terms:

The premises are being offered on a new lease direct from the Landlord for a term by arrangement.

Rent:

£18,000 per annum exclusive.

EPC:

Upon application.

Rates:

We have been advised that the current Rateable Values are as follows:

| FLOOR | Rateable Value | Rates Payable |
|--------|----------------|---------------|
| Ground | TBC | TBC |

Small business rate relief may be applicable. Applicants are advised to make their own enquiries with the Valuation Office Agency.

Legal Costs:

Each party to bear their own legal costs.

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**

Harry Deacon-Jackson- 07599 107005

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Subject to Contract
October 2023

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