

**6 Parkley's Parade
Richmond Road
Ham
TW10 5LF**



**RETAIL UNIT
TO LET**

**700 sq ft (65.03 sq m) approx.
with parking and two garages**

020 8332 7788

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

www.michaelrogers.co.uk

Location:

These corner premises are located on a popular retail parade providing local services in the affluent residential area of Ham. Other nearby tenants include a Sainsbury's Local, cafés, hairdressers, barbers, pharmacy, post office, an off-licence and number of take-away food operators etc. There are meter parking facilities in front of both parades of the retail offerings. Ham is to the west of Richmond Park, close to the River Thames with numerous railway stations being in close proximity including Teddington, Strawberry Hill, Twickenham, Kingston and Richmond.

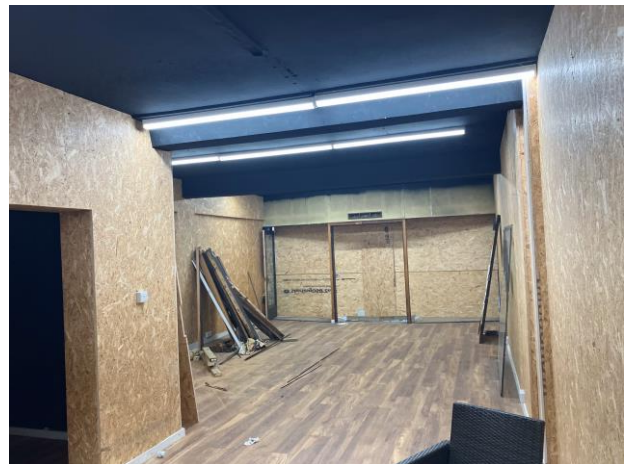
Description:

The property comprises of a ground floor lock-up commercial unit, ideal for numerous professions (office, medical, clinical) as well as retail (E Class Use) with an excellent fronted visual aspect and prominent profile to the main Richmond Road. The unit benefits from two garages and a WC and is in shell format.

Accommodation:

The unit has the following approximate net internal area:

FLOOR	SQ FT	SQ M
Ground	700	65.03

**Terms:**

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

Rent:

£25,000 per annum exclusive. The unit is not elected for VAT.

EPC:

Upon application.

Rates:

We have been advised that the current Rateable Value is as follows:

FLOOR	Rateable Value	Rates Payable
Ground	£16,750	£8,358.25

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 joint sole agents:

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Subject to Contract
October 2023

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