

RETAIL UNIT TO LET



LOCATION

The retail unit is in a prominent position on Sheen Lane. The property is a 3-minute walk away from Mortlake station. The area is well served by a variety of restaurants, pubs and Waitrose is a 5-minute walk.

DESCRIPTION & FLOOR AREAS

The retail unit is part of a two-shop parade with residential maisonettes above. The unit is very functional with large storage space to the rear.

Floor	Sq ft	Sq m
Retail	1,324	123.04
Rear storage	526	48.88
Total approx.	1,850	171.92

TERMS

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

RENT

£29,500 per annum exclusive

BUSINESS RATES

Rateable Value £21,750 giving rates payable of £10,853.25. (Prospective tenants are advised to make their own enquiries with the Valuation Office Agency.)

Nov 2023

LEGAL COSTS

Each party to bear their own legal costs.

USE

Commercial use E.

ENERGY PERFORMANCE CERTIFICATE (EPC) C66.



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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Size 171.92 Sq. M (1,850 Sq Ft) approx.