

**416-418 Upper Richmond Road West,  
London  
SW14 7JX**



**1,245 Sq. ft (115.62 Sq. m) approx.**

**COMMERCIAL UNIT**

**TO LET**

**0208 332 7788**

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

[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

The unit is located on Upper Richmond Road West in Sheen, close to the junction with Clifford Avenue.

The subject premises is opposite Topps Tiles and within a short walk of Waitrose. Toolstation is part of the parade.

The area is well served in respect of buses and a 15-minute walk approximately to Mortlake station providing direct links to and from central London. Upper Richmond Road West is in the heart of Sheen, a high value residential area.

**Description:**

The unit is arranged over ground floor and is part of a terrace consisting of a double retail unit with residential above. There is a rear yard area and substantial land to the front. The accommodation is currently being used as a motorcycle showroom.

**Amenities:**

- Large front forecourt.
- Rear yard Area.
- WC.
- Internal storage.
- Kitchen area.

**Accommodation:**

	<b>SQ FT</b>	<b>SQ M</b>
Sales	1,208	112.20
Storage	37.00	3.42
Total	1,245	115.62

**Terms:**

The unit is available on a new effective full repairing and insuring lease for a term by arrangement incorporating 5 yearly upward only rent reviews.

**Rent:**

£47,500 per annum exclusive.

**VAT:**

The property is not elected for VAT.

**Service charge:**

Upon application.

**Business Rates:**

The rateable value is £19,750 which equates to £9,855.25 payable per annum.

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

**Energy Performance Certificate:**

C70.

**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      May 2024

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