

**17-19 Sheen Road  
Richmond  
TW9 1AD**



**TOWN CENTRE  
SELF CONTAINED COMMERCIAL BUILDING  
TO LET**

**1,350 Sq Ft (125.40 Sq m) approx.**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond TW10 6UQ

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## Location

The premises are situated opposite Waitrose Supermarket in the historic town of Richmond which benefits from excellent shopping, numerous restaurants and a superb riverside setting. Other attractions include Richmond Theatre, The Green, River Thames and Richmond Park.

Communications are excellent with the A316 providing access to the major motorways, Central London, Heathrow and Gatwick Airports. Public transport is also excellent with the property being close to Richmond Station, National Rail, Overground and Underground Station (District Line).

## Description:

This self-contained building has been used as clinic for several years and is arranged over ground and two upper floors. There is a ground floor reception area, two treatment rooms and a waiting area on the first floor and three treatment rooms and a kitchen on the second floor.

The amenities include:

- Gated Entrance.
- Gas Central heating.
- Spot lighting
- Tiled carpeted and lino flooring.
- Kitchen
- 2 WCs
- DDA compliant WC
- Window blinds.



## Accommodation:

The unit has the following approximate net internal area:

FLOOR	SQ FT	SQ M
Ground	293	27.20
First	597	55.46
Second	460	42.70
Total	1,350	125.40

## Terms:

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

**Rent:**

Upon application.

**EPC:**

C73.

**Rates:**

We have been advised that the current Rateable Value is £29,500. All interested parties are advised to check this information with the Valuation Office Agency.

**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.

**Legal Costs:**

Each party to bear their own legal costs.

**For further information please contact:**

**Michael Rogers LLP**

**020 8332 7788**

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Subject to contract  
June 2024

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