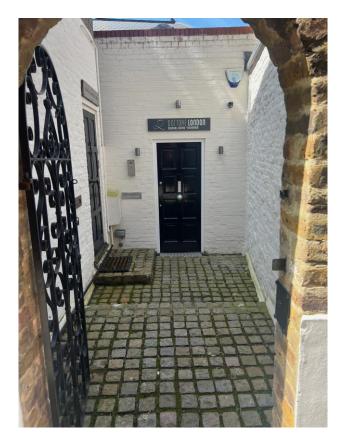


Michael Rogers LLP Chartered Surveyors Commercial Property Advisers

## 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 www.michaelrogers.co.uk

#### 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 niall.christian@michaelrogers.co.uk

Subject to contract June 2024

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

#### Regulated by RICS