

## **PRELIMINARY DETAILS**

**31 The Green  
Richmond  
TW9 1LX**



**1,230 Sq ft (114.25 Sq m) approx.**

**COMMERCIAL BUILDING WITH GARDEN  
FOR SALE or TO LET**

**020 8332 7788**

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

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

**Location:**

The building is in a prime position on the West side of Richmond Green. Richmond Green has long been established as one of the most attractive and sought after locations in Richmond town centre.

The town is one of the most desirable locations in West London to both live and work, offering extensive transport links and retail amenities. Richmond has a thriving commercial centre attracting both local and international companies.

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, Overline and Underground (District Line)).

**Description:**

31 The Green, Richmond comprises of a late 18<sup>th</sup> century terraced building and is Grade II listed. The property benefits from views across Richmond Green.

The building is arranged over ground and two upper floors which are largely open plan and there is a rear courtyard garden. The entrance is via a semi circular entrance door and there are square headed flush framed windows.

**Amenities:**

- Self-contained building
- Fluorescent lights and spotlights
- Central heating
- Window blinds
- Kitchen
- Two WCs
- Fully carpeted
- Alarm
- Rear courtyard garden
- Front garden area
- Wrought iron railings to the front
- Intercom system
- Perimeter sockets
- Storage



**Accommodation:**

DESCRIPTION	AREA SQ M	AREA SQ FT
ENTRANCE HALL	5.57	60
GROUND FLOOR	41.80	450
FIRST FLOOR	30.65	330
SECOND FLOOR	36.23	390
<b>TOTAL</b>	<b>114.25</b>	<b>1,230</b>

**Terms:**

The premises are being offered freehold or on a new full repairing and insuring lease for a term by arrangement.

**Rent:**

Upon application.

**Price:**

Upon application.

**EPC:**

Upon application.

**Rates:**

We have been advised that the current Rateable Value is £46,500 and which gives rate payable of £23,203.50.

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:**

**Michael Rogers LLP**  
**020 8332 7788**

Niall Christian [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)  
Joshua Thompson [joshua.thompson@michaelrogers.co.uk](mailto:joshua.thompson@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**