

Michael Rogers LLP Chartered Surveyors Commercial Property Advisers

192 Upper Richmond Road West East Sheen SW14 8AN



598 sq. ft (55.60 sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788 Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ www.michaelrogers.co.uk

Location:

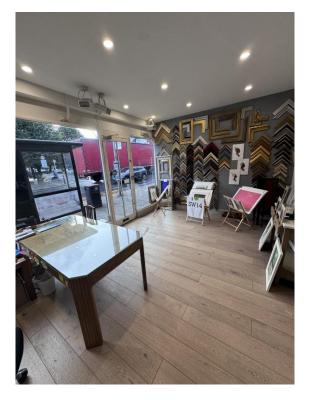
The unit is situated in a prime location in East Sheen, close to local shops and cafes. Mortlake Station is 0.4 miles away.

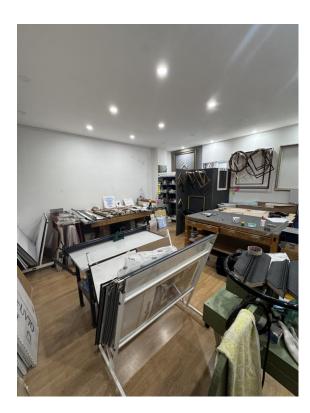
Description:

The unit is arranged over ground floor and benefits from a self-contained entrance and a large "retail" frontage.

The shop is largely rectangle and has been split with a plastered partition that can be removed.

There is a rear office, toilet and kitchen.





Accommodation:

FLOOR	SQ FT	SQ M
Ground	598	55.60
TOTAL	598	55.60

Terms:

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

Rent:

£32,500 per annum exclusive.

Business Rates:

The rateable value is £18,250 giving rates payable of £9,106.75 per annum exclusive. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

Upon application.

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

Niall Christian – 020 8332 4591 <u>niall.christian@michaelrogers.co.uk</u> Joshua Thompson - 07599 107005 joshua.thompson@michaelrogers.co.uk

Subject to Contract October 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