

Retail Unit To Let

Richmond-upon-Thames

11 Sheen Road, TW9 1AD

ecsRETAIL

www.ecsretail.co.uk



Viewing & Enquiries

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Location

The property is located in the heart of Richmond close to The Square and the junction of George Street and The Quadrant. The unit is adjacent to **Timpsons and Patisserie Valerie** and directly opposite **Waitrose**. Other retailers in the area include **Whole Food Market, Reebok, Ted Baker, Fired Earth, Pret a Manger, GAP** and **Zara Home**.

Accommodation

The property is arranged over ground floor and basement only.

Approximate Dimensions

Gross Frontage 20' 0" (6.10m)

Net Frontage 12' 6" (3.81m)

Shop Depth 32' 3" (9.83m)

Shop Width 14' 9" (4.50m)

Ground Floor - Sales

453 sq ft (42.08 sq m)

Basement - Ancillary

415 sq ft (38.55 sq m)

Lease

The property is available by way of a new effectively fully repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

Offers are invited in excess of **£40,000** per annum exclusive of service charge, rates and VAT.

Rating Assessment

We have been advised by the local rating authority that the current rating assessment is as below. We recommend that all interested parties make their own enquiries with the local rating authority

Rateable Value

£33,750

UBR (2013/2014)

£0.471

Rates Payable

£15,896

Legal Costs

Each party is responsible for its own legal costs incurred in the transaction.

EPC

Available on request

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Lessees may wish to make their own enquiries.

Subject to contract and vacant possession.

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