



160 Upper Richmond Road West (J932) London SW14 8AW

£35,000 Per Annum

- Takeaway Use • 679 sq ft plus basement & store • Forecourt & yard • Good residential catchment area

LOCATION: Situated in East Sheen on a busy retail road and surrounded by a large residential catchment area. Mortlake train station is within ten minutes walk.

DESCRIPTION: A retail unit with takeaway use of 679 sq ft (63 sq m) plus basement 248 sq ft (23 sq m) (limited headroom). Good sized forecourt, small rear yard and detached store of 208 sq ft (19 sq m) (measured externally). All areas approximate. Gas supply.

TERM: Available on a new full repairing and insuring lease for a term by arrangement.

RENT: £35,000 per annum exclusive. The rent is subject to VAT.

BUSINESS RATES: The rateable value for the unit is £14,000. To confirm the business rates payable, please check with the local authority (London Borough of Richmond upon Thames).

EPC RATING: D (86).

VIEWING: Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.