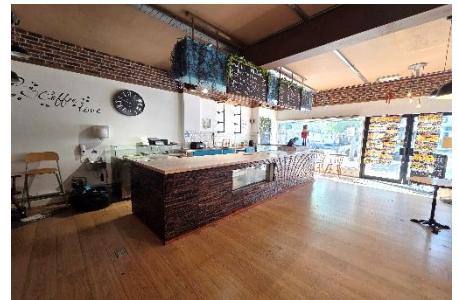




A.J Enhanced



E-Class Unit TO LET

168 Upper Richmond Road West, London, SW14 8AW

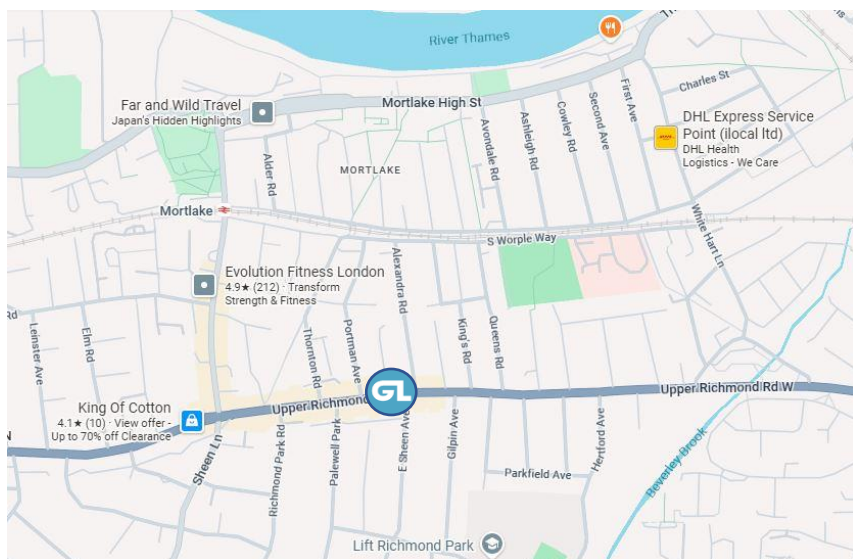
743 SQ FT (69 SQ M.) Unit to the rear of 411 SQ FT (39 SQ M.) available

Location: Situated in a prominent trading location on Upper Richmond Road West in East Sheen, this property forms part of a vibrant parade of three shops with residential units above. Surrounded by a thriving mix of independent boutiques, cafes, restaurants and established brands such as Pure Gym, Domino's, Pizza Express, and Pet People Vets, the location offers exceptional visibility and foot traffic.

The property benefits from strong transport and road connectivity on the primary road corridor linking directly to the A3 toward central London and the M25 motorway network via the Richmond/Sunbury areas. The property is situated roughly equidistant between Mortlake and North Sheen railway stations (National Rail) offering frequent direct services into central London (London Waterloo) as well as outbound connections toward Richmond, Hounslow, and Kingston. There are several local bus routes providing direct and regular links to areas such as Richmond, Putney, Wandsworth, Clapham Junction, and Roehampton.

Description: This ground floor retail unit has a wide glazed frontage maximising natural light and street visibility. The space benefits front and rear access points, has wooden flooring and generous floor to ceiling height. There is a separate kitchen / prep area and a demised WC. This versatile unit is available immediately on a new Lease and would be suitable for a range of business uses including traditional retail, professional services or food and beverage concepts.

- | | |
|---|--|
|  POPULAR LOCATION |  AVAILABLE IMMEDIATELY |
|  NEW LEASE |  NO PREMIUM |
|  FLEXIBLE SPACE |  GLAZED FRONTAGE |



TENURE: Leasehold

TERMS: A new lease for a term to be agreed with upwards only rent review.

RENTAL: £35,000 per annum

SERVICE CHARGE: TBC.

VAT: VAT is not applicable.

INSURANCE: The insurance contribution is to be confirmed.

EPC: The NDEA EPC for this property is 'C' (62).

RATES: The current rateable value for this unit is £21,750 (this is not the amount that you will pay). Further details can be found by [clicking here](#) or contacting Richmond Upon Thames Council.

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

Danny Pincus

Tel. 07783 300 509

danny@goldsteinleigh.com

Aharon Goldstein

Tel. 07761 902 049

aharon@goldsteinleigh.com

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