

**\*\* REVISED TERMS**

**SHOP TO LET EXCELLENT TRADING PITCH**

**333 UPPER RICHMOND ROAD WEST**

**(A205 SOUTH CIRCULAR ROAD)**

**EAST SHEEN, LONDON SW14 8QR**



**Location** The property occupies a prominent trading position close to the junction with Sheen Lane in the same parade as **Oliver Bonas, Harvey Jones Kitchens, Bellini's Pizzeria** and **Sheen Tyre Service** opposite **Valentina Delicatessen/ Restaurant**. Other occupiers in the vicinity include **Nat West Bank, Sheen Sports, Caffe Nero, Pizza Express** and **Topps Tiles**.

**Accommodation** The unit benefits from an excellent window display frontage with rear access via Richmond Park Road and provides the following approximate dimensions and floor area:

Gross frontage	15 ft 2 ins	4.62 m
Internal width (front area)	14 ft 5 ins	4.4 m
	narrowing to 11 ft 6 ins	3.5 m towards rear.
Maximum depth	59 ft	18 m approx.
Ground floor area	725 sq ft	67 m2 plus wc

Lease	A new full repairing and insuring lease will be granted for a term to be agreed subject to periodic rent reviews.
Rent	£18,500 pa exclusive.
Rating	Rateable value £12,250 Rates payable £5,941.25 pa (2009/10)
	Prospective tenants are advised to verify these figures with the London Borough of Richmond.
Legal Costs	Each party to bear its own legal costs.
Viewing	Strictly by appointment through Joint Sole Agents

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9/ 2009