

Tel 020 8563 9333

Fax 020 8563 9666

Mob 07885 802497

**HARRIS-TAYLOR**  
COMMERCIAL

29 Melville Road, Barnes  
London SW13 9RH  
mhht@btconnect.com  
www.harris-taylor.co.uk

**\*\* EAST SHEEN, LONDON SW14 8QR \*\***

**335 UPPER RICHMOND ROAD WEST**

**SHOP TO LET IN EXCELLENT TRADING PITCH**

### **Location**

The shop is located in a prominent trading position a short distance from the junction with Sheen Lane. Occupiers in the vicinity include Harvey Jones Kitchens, Caffe Nero, Oliver Bonas, Pizza Express and Valentina Delicatessen/ Restaurant.

### **Description**

The unit benefits from an excellent window display frontage, rear garden and access from the rear via Richmond Park Road.

Dimensions and floor area are as follows:

Gross frontage	15 ft 6ins	(4.72m)
Net frontage	14 ft 6 ins	(4.42m)
Shop depth	38 ft 6ins	(11.73m)
Sales area	552 sq ft	(51.00m <sup>2</sup> )
plus wc		
Site depth	58 ft 3ins	(17.75m)

### **Lease**

A new lease will be granted on a full repairing and insuring basis for a term to be agreed subject to periodic upward only rent reviews.

### **Rent**

£20,000 pa exclusive

### **Rating**

Rateable Value £15,000  
Rates payable (2011/2012) £6,450

### **Legal Costs**

Each party to bear its own costs

### **Viewing**

Strictly by appointment through Joint Sole Agents

**Harris-Taylor Commercial 020 8563 9333 or Smith & Company 020 8941 2211**

**Misrepresentation Act 1967:** Harris-Taylor Commercial give notice that:-

- The particulars are set out as a general outline only for the guidance of the intending purchasers, and do not constitute, nor constitute part of, an offer or Contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No representation or warranty is given whatever in relation to this property.

**Finance Act 1989:** Unless otherwise stated all prices, rents and figures quoted are exclusive of VAT.

**Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.