

14 ASHBURNHAM ROAD RICHMOND TW10 7NF



**CLASS E RETAIL UNIT – NEW LEASE AVAILABLE
APPROX. 663 SQ. FT. OVER GROUND FLOOR
FLEXIBLE USES PERMITTED – NO PREMIUM**

TO LET

Location:

The premises is located on Ashburnham Road close to its junction with the busy Ham Street, a predominantly residential area occupied by a variety of local businesses serving the community. The ancient market town of Kingston upon Thames is a 14-minute drive south of the property. Richmond Station is 2.7 miles north of the premises which provides Overground, South Western Railway and District line services into central and Greater London.

Description:

The unit occupies a mid-terrace position within the retail parade and is arranged over ground floor. It benefits from additional rear access for emergencies and deliveries via a service yard, and free customer parking outside the premises. The property also benefits from existing WC and kitchenette facilities.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	663 sq. ft. - 61.59 sq. m
Total	663 sq. ft. - 61.59 sq. m

User:

We believe the premises fall Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of £10,000; however, interested parties should make their own enquiries into the rates payable.

EPC:

The property has EPC rating of D (82). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

May be applicable at the prevailing rate.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews.

Rent:

£14,000 per annum exclusive of other outgoings

Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Contacts:

Emily Bradshaw- D: 020 8222 9947
 M: 07920 769395
 E: e.bradshaw@willmotts.com

Huseyin Zafer- D: 020 8222 9901
 M: 07918 482210
 E: h.zafer@willmotts.com

Varol Zafer- D: 020 8222 9946
 M: 07900 224967
 E: v.zafer@willmotts.com

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