



CLASS E UNIT IN NEIGHBOURHOOD PARADE
TO LET £18,000 PER ANNUM
65 HAM STREET RICHMOND TW10 7HW

 **Willmotts**
The Complete Property Service
020 8748 6644

- LOCK UP UNIT TO LET
- BUSY NEIGHBOURHOOD PARADE
- NEW LEASE
- NO PREMIUM

Location

The premises are located on the eastern side of Ham Village Green which provides facilities such as playground equipment, acting as a local meeting point for residents.

Ham Street links the River Thames towards Ham Common and the busy A307 which provides quick access to Richmond and Kingston. The locality is predominantly residential, with the retail parade consisting of local businesses serving the community such as convenience stores, restaurants and a barber shop.

There will be a redevelopment of Ham Close which will deliver a mixed use development comprising 452 residential homes, a community/leisure facility,maker labs with basement parking. This will regenerate the whole of the locality and increase footfall in the area.

<https://www.hill.co.uk/news-press/go-ahead-given-for-ham-close-regeneration>

Description

The premises occupies a mid-terrace position within a mixed-use, three storey building. The unit is arranged over ground floor only. It benefits from substantial natural light due to the sizeable, glazed frontage, additionally, there is a staff WC, rear access for loading and deliveries via a service yard, and free customer parking.

User

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

EPC

Energy performance certificate has a rating of E(105). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £8,400.00; however interested parties should make their own enquiries.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq.Ft.	Sq.M
Ground	668	66.04
Total	668	66.04

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews every 5th year.

Rent

£18,000 per annum, exclusive of other outgoings. N.B. a garage to the rear can also be let at an additional cost on licence basis.

Service Charge

TBA

Legal

Each party to bear its own legal costs.

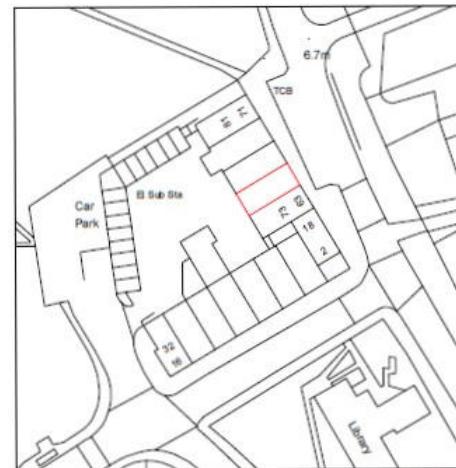
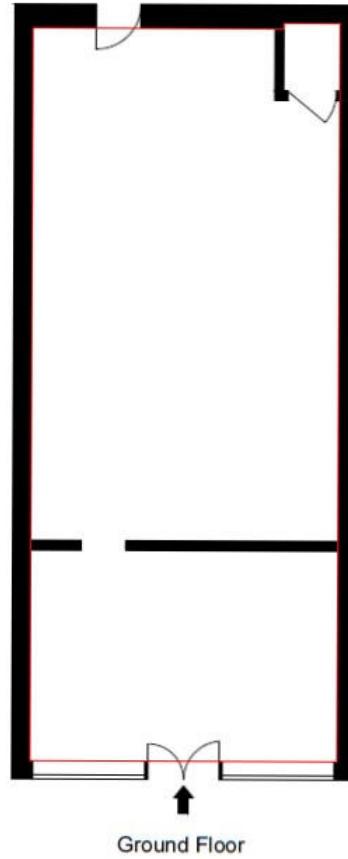
VAT

The property has not been elected for VAT.

AML

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

65 Ham street, Richmond TW10 7HW						A4	
TOTAL INTERNAL FLOOR AREA : 64 SQ METRES							
0	1	2	3	4	5	SCALE (METRES)	SCALE 1:100 (Inset 1:1250)



Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022432



Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com