



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

- 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.

#### 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.

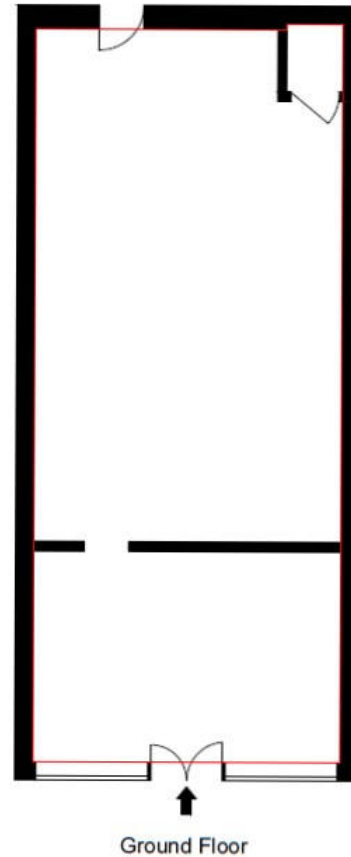
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65 Ham street, Richmond TW10 7HW		A4	
TOTAL INTERNAL FLOOR AREA : 64 SQ METRES			
 SCALE (METRES)		SCALE 1:100 (Inset 1:1250)	



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### Viewing

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

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