



CLASS E UNIT AVAILABLE ON A NEW LEASE  
**TO LET £18,000 PER ANNUM**  
4 ASHBURNHAM ROAD RICHMOND TW10 7NE

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

- Class E unit to let in Richmond
- Various uses considered
- Excellent location just 0.4 miles north of Ham Common
- New lease available, no premium sought

### Location

The premises are 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 2.1 miles away, and 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.

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 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.

### User

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

### EPC

The property has an EPC rating of B (46). A copy of the EPC is available upon request.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

| Floor  | Sq. M. | Sq. Ft. |
|--------|--------|---------|
| Ground | 58.81  | 633     |

### Terms

£18,000 per annum, exclusive of VAT and other outgoings. A new effective full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upwardly only reviews.

N.B. a garage to the rear can also be let at an additional cost on licence basis.

### Service Charge

There is currently not a service charge, however the landlord may opt for this in the near future.

### VAT

The property has not been elected for VAT purposes.

### Legal

Each party to pay their own legal costs.

### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of, £11,500; however, interested parties should make their own enquiries of the rates payable.

### Local Authority

London Borough of Richmond upon Thames

### 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.

#### 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.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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### Viewing

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

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