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**SHOP TO LET
(CLASS E) 90.10SQ M / 970 SQ FT £33,000 PAX**

114 UPPER RICHMOND ROAD, LONDON, SW15 2SP

LOCATION

The premises are located on the northern side of Upper Richmond Road close to the junction with Oxford Road. The premises occupy a mid-terrace position in a busy retail parade. Several national and local Class E traders operate in the area. The national operators include Costa Coffee, Nandos, Sainsburys Local and Waitrose Local. The premises are within 0.25 km of East Putney Tube Station. Putney High Street and Putney Rail Station are within 0.5 km. There is short term and pay and display parking in the immediate vicinity.

DESCRIPTION

The demised premises comprise the basement, ground floor and mezzanine floor levels of a 4 storey building. They comprise a front retail area with steps up to a mezzanine floor section. The basement provides additional storage/office accommodation. There is a kitchen point at mezzanine level and a W.C in the basement. The premises are completely redecorated and ready for tenant's fit out. The front retail area benefits from a very high ceiling.

ACCOMMODATION

The premises benefit from the following approximate net internal areas and dimensions. The premises were measured in accordance with the RICS Code of measuring practice.

Ground floor front retail area and mezzanine 54.68 m² or 589 sq ft

Basement 35.42 m² or 381 sq ft

W.C

Maximum ceiling height of front retail area 3.15 m, mezzanine is 2.41m and basement 2.52m.

TOTAL NIA 90.10 SQM or 970 SQFT

BUSINESS RATES The premises have a rateable value £17,750.

RENT We are instructed to seek a rent of £33,000 per annum exclusive payable quarterly in advance

LEASE A new Full Repairing and Insuring lease for a term of no more than 5 years. The lease will be contracted outside the security of tenure provisions contained in the Landlord and Tenant Act 1954. There will therefore be no statutory rights of lease renewal.

USES The premises benefit from Class E under the Use Classes Order 1987 as amended 2020.

LEGAL COSTS Each party are to bear their own legal and surveying costs incurred in this matter

EPC A copy of the report is available upon request

FURTHER INFORMATION, FLOOR PLANS AND VIEWINGS

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