

RETAIL UNIT TO LET



LOCATION

The property is situated on Eton Street in Richmond's town centre close to Whole Foods and Waitrose. The town centre offers a variety of retailers and restaurants. The town's mainline and underground station is within easy walking distance, which provides services on the District line and trains to London Waterloo with a journey time of less than 20 minutes.

DESCRIPTION & FLOOR AREAS

The unit forms part of a terrace of shops and benefits from an external forecourt area to the front. The unit comprises an open retail area and WC over ground floor.

The premises have the following approximate measurements and net internal floor areas:

Floor	SQ FT	SQM
Retail area	601	55.81

TERMS

The unit is available on a new full repairing and insuring lease for a term by arrangement.

RENT

£27,500 per annum exclusive.

BUSINESS RATES

Rateable Value £24,750 (Prospective tenants are advised to make their own enquiries with the London Borough of Richmond).

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available on request

VIEWING

For further information please contact sole agents:

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Subject to Contract October 2021

Size 55.81 Sq. M (601 Sq. Ft) approx.