



Stirling Shaw

Real Estate Consultants

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308 Upper Richmond Road West, East Sheen SW14 7JG

Prime Corner Retail Unit

TO LET

Area: 667 FT² (62M²) | Rent: POA



Availability
Available
immediately



Frontage
Return frontage



Location
Prime location



Traffic
Highly visible to
passing traffic

LOCATION:

East Sheen is a densely populated suburb situated between Richmond and Putney and is approximately 7 miles to the South West of Central London. Mortlake mainline station is a short distance and the M3, M25, City Centre and Heathrow are all easily accessible by car. The property is situated in a prime position on the high street, a few hundred feet from Waitrose and a host of major retailers including: Harris & Hoole, Gail's and Amazon Fresh.

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DESCRIPTION:

Occupying a prime pitch on the high street, this superb corner retail unit with excellent return frontage is furnished to an exceptionally high standard and is ideally suited to a variety of occupiers. The unit is arranged at ground floor level with a WC and ancillary office/storage space to the rear. The occupier can also benefit from use of the external billboard for additional advertisement/signage via separate negotiation.

FLOOR AREA:

| FLOOR | AREA SQFT | AREA SQM |
|--------------|-----------------|---------------|
| Ground Floor | 667 | 62 |
| TOTAL | 667 sqft | 62 sqm |

AMENITIES:

- Prominent position on High Street
- High standard fitout
- Good internal layout
- Excellent return frontage
- Brilliant location
- Use of external billboard

LEASE: A new lease offered, the terms of which are to be agreed.

RENT: POA

VAT: Applicable.

SERVICE CHARGE: Upon application.

RATES PAYABLE: According to the VOA, the rateable value from 1st April 2023 will be £18,000.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:



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