



## 308 Upper Richmond Road West, East Sheen SW14 7JG

*Prime Corner Retail Unit*

**TO LET**

Area: 667 FT<sup>2</sup> (62M<sup>2</sup>) | Rent: Per Annum



**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.

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)

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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
<b>TOTAL</b>	<b>667 sqft</b>	<b>62 sqm</b>

### 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:** Per Annum **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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