



## 19a King Street, Richmond TW9 1ND

### TO LET

Area: (56M<sup>2</sup>) | Rent: £38,500 |

-  **Location**  
Excellent Town Centre Location
-  **Meeting Rooms**  
First Floor Board Room
-  **Natural Light**  
Full Height Glazing
-  **Office**  
Potential Office Use

#### LOCATION:

Richmond is a highly affluent town located some 9 miles South West of Central London and has excellent rail links to London via the Underground and Overground lines as well as the Southwest Trains service, with a direct train to Waterloo in under 20 minutes. London and Heathrow are also easily accessible via the M3 and M4 motorways respectively. Situated amongst charming boutique shops, the property is located on King Street, just off George Street and moments from Richmond Green. Other retailers in close proximity include Feather & Stitch, Russell & Bromley, and the town's new landmark development at 80 George St - The Gosling.

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

## 19a King Street, Richmond TW9 1ND

### DESCRIPTION:

A charming Class E unit with stunning period features, fully glazed frontage and flexible internal configuration. The characterful property boasts plenty of natural light, ornate windows, wood panelling, solid wood floors and an ornate feature staircase leading upto offices/ancillary accommodation at first floor. The ground floor also features a rear garden.

Ideally suited to a variety of occupiers including retail, barbers, offices, wine bar and dental practitioners.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	467	43
First Floor	132	12
<b>TOTAL</b>	<b>599 sqft</b>	<b>56 sqm</b>

### AMENITIES:

- Town Centre Location
- Character Features
- Rear Courtyard Garden
- Fully Glazed Frontage
- Excellent Natural Light
- Suitable for a variety of Class E Users

**LEASE:** New FR & I lease by negotiation

**RENT:** £38,500

**VAT:** Not applicable

**SERVICE CHARGE:** Nil

**RATES PAYABLE:** The property has a rateable value of £26,091

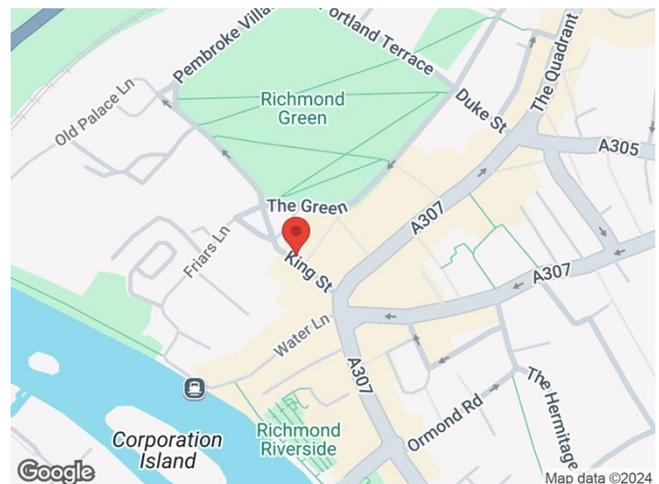
**EPC:** Available upon request.

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

### CONTACT:



**Andy Shaw**  
07498 854767  
ashaw@stirlingshaw.co.uk



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