

PROMINENT CLASS E OPPORTUNITY

EAST SHEEN

168 UPPER RICHMOND ROAD

Description

The premises occupy a prominent trading location on Upper Richmond Road, Sheen. The unit is adjacent to **Fireaway Pizza** and **Le Swine**, with other nearby occupiers including **Caprinos Pizza**, **Pure Gym**, **Dominos**, **Pizza Express**, **Poppy's Funeral Directors**, and **Pet People Vets**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor, comprising the following area:

Ground Floor 743 sq. ft. (69.03 sq. m)

Lease

The premises are available by way of a new lease for a term of years to be agreed.

Rent

£35,000

per annum exclusive.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£21,750
UBR (26/27)	0.382p

All parties are advised to make their own enquires to the relevant authority.

EPC

The property had an EPC rating of C 62. A full report is available upon request.

Legal Costs

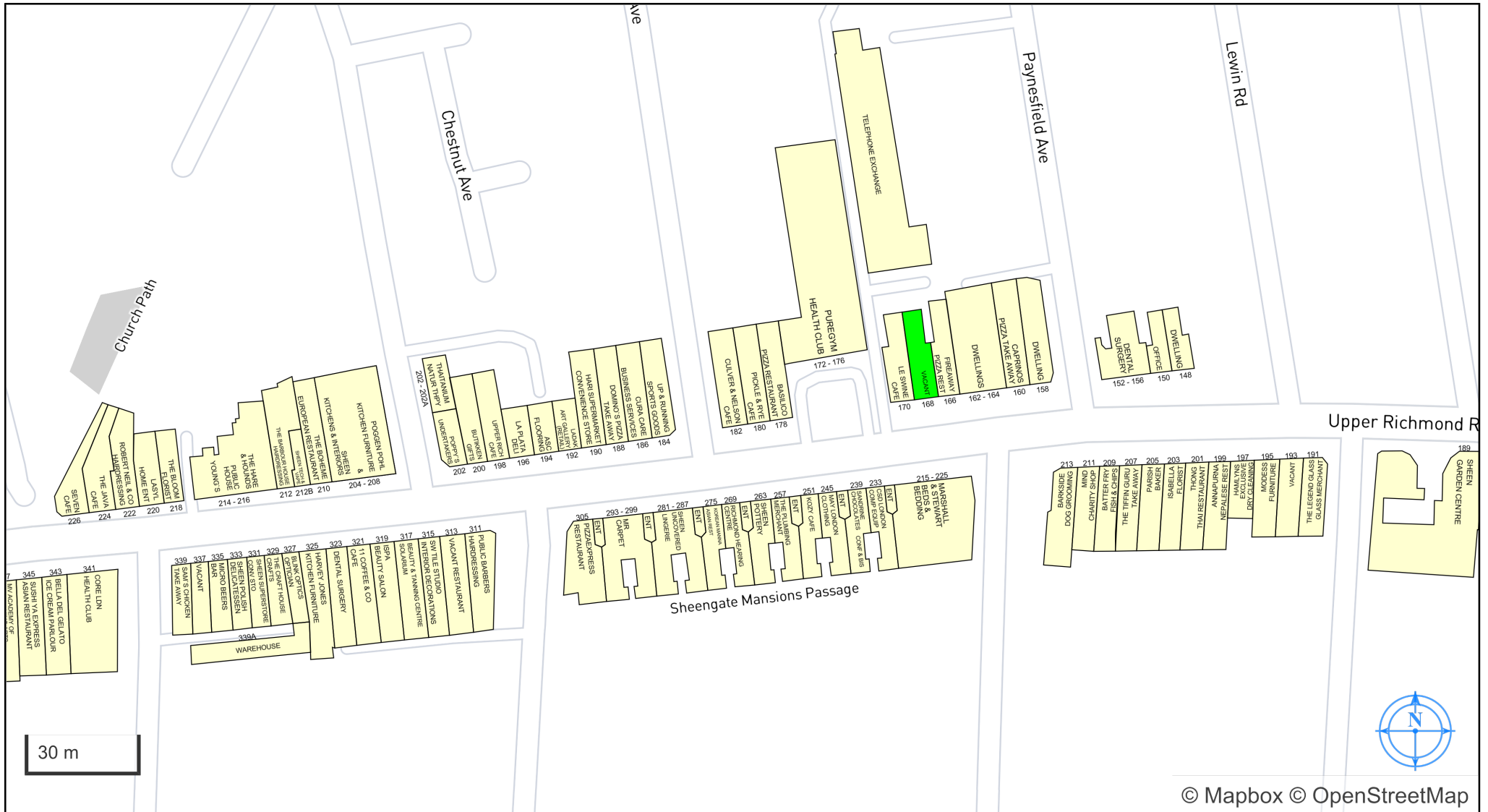
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

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