



## 203A Lower Richmond Road, London, SW15 1HJ

### SUMMARY

- Retail shop to let in Richmond
- Ground floor lock up
- No restrictions on opening hours
- Licence to serve alcohol from 10am to 9pm 7 days a week
- Rent £11,000 per annum
- Approx. 343 sqft of total area
- A1 Class use

### DESCRIPTION

Vacant retail shop to let. The property is situated within a parade of shops which include a Dentist, Dry cleaners and Pizzeria. The property has a frontage to Lower Richmond Road of circa 13sqft.

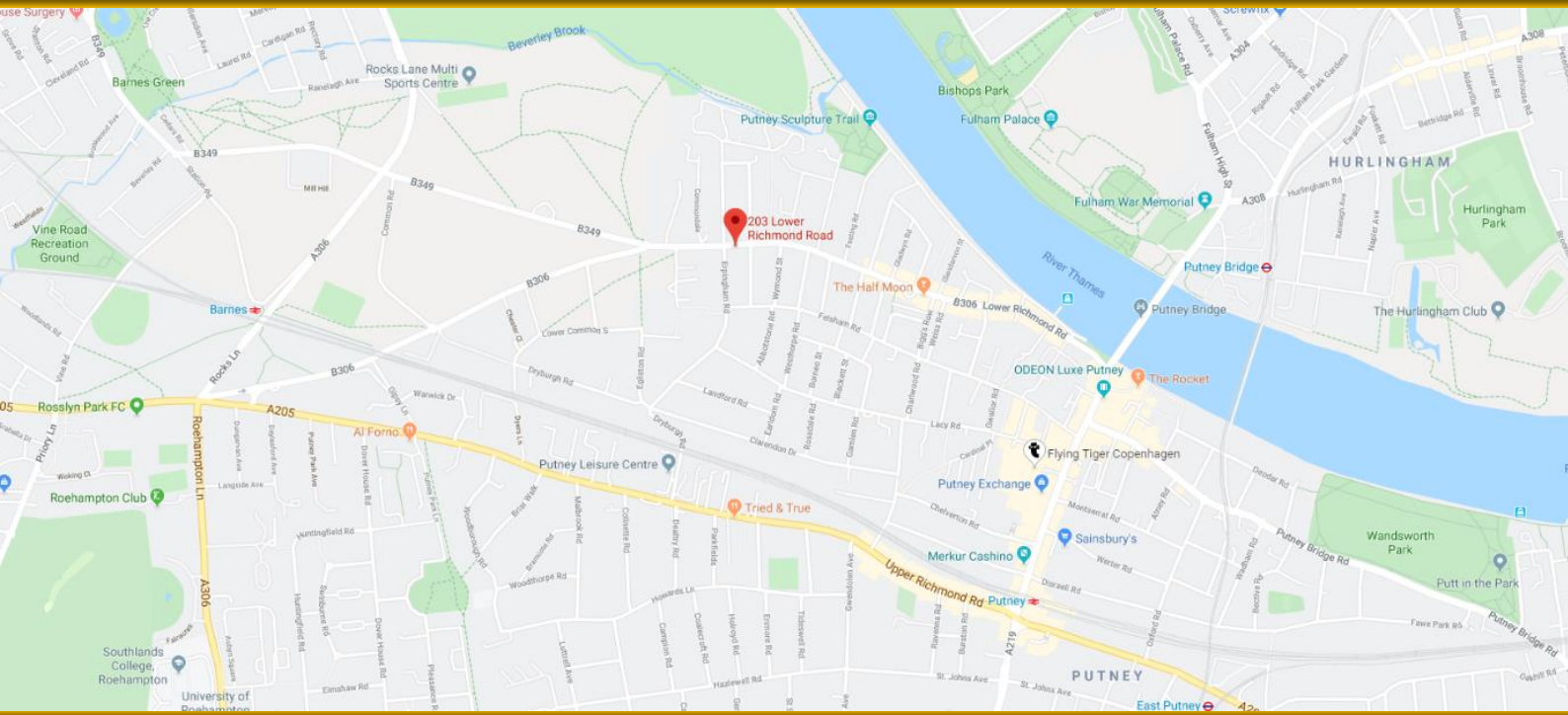
### SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail area	31.91	343.4
Total		31.91	343.4

### LOCATION

The shop is situated on the South side of Lower Richmond Road between Erpingham Road and Fanthorpe Street within the London Borough of Wandsworth. Lower Richmond Road is a main arterial route between Putney and Barnes. The premises are a short walking distance to Putney Railway Station. There are several bus routes that pass along the premises.



## TENURE

Rental £11,000

## BUSINESS RATES

Rateable value £10,000

Rates payable £4,600

Interested parties are advised to confirm the rating liability with the Local Authority on; 020 8871 6000.

## EPC

Certificate available upon request

## VAT

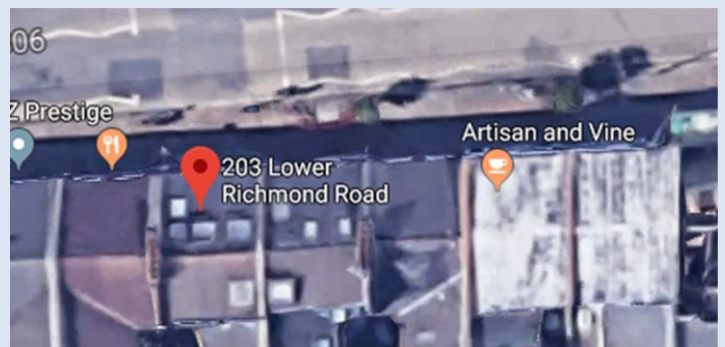
To be confirmed

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.



## VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

**Ankur Lakhnarpal** 0208 569 8500

E-mail: [ankur@monarchcommercial.co.uk](mailto:ankur@monarchcommercial.co.uk)

**Raj Sandhu** 0208 569 8500

E-mail: [raj@monarchcommercial.co.uk](mailto:raj@monarchcommercial.co.uk)

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