

PÂTISSERIE VALERIE

RICHMOND-ON-THAMES
RETAIL UNIT WITH PART A3 USE
13 Sheen Road, Richmond TW9 1AD

INTRINSIC
property



The property is located in the centre of Richmond on the southern side of Sheen Road close to the junction of The Square and George Street. Waitrose is located opposite, and other retailers in the same parade include Fired Earth, Timpson, Featherstone Leigh and Cara. Whole Foods, Lululemon Athletica, Caffe Nero and Coffeeology are some of the other retailers within 50m of the property.

Richmond Rail and Underground Station is within easy walking distance

The accommodation comprises the entire ground floor and basement of this prominent mid-terrace property, forming part of an attractive Grade II listed parade.

The unit has the following approximate net internal area: -

FLOOR	SQ M	SQ FT
Ground	56.41	607
Kitchen	11.9	128
Basement	40.9	440
Total	109.21	1,175

The unit is available on a new full repairing and insuring lease for a term by arrangement and subject to upward only rent reviews.

Rental offers in the region of £55,000 per annum exclusive are invited.

The planning use is A1 with part A3. The previous occupiers, Patisserie Valerie, configured the property with a front servery, seating area for 30-35 and rear kitchen/food prep area.

The premises are listed as shop and premises with a Rateable Value of £48,750. For the 2019/20 tax year the estimated rates payable are £23,936 although this does not take into account and transitional relief or other reliefs possible. For further information on the Retail Discount Scheme, please refer to:

https://www.richmond.gov.uk/services/business/services_for_business/business_rates/reductions_to_business_rates_bills/apply_for_retail_discount

EPC Rating: C

For viewing arrangements and other information please contact the

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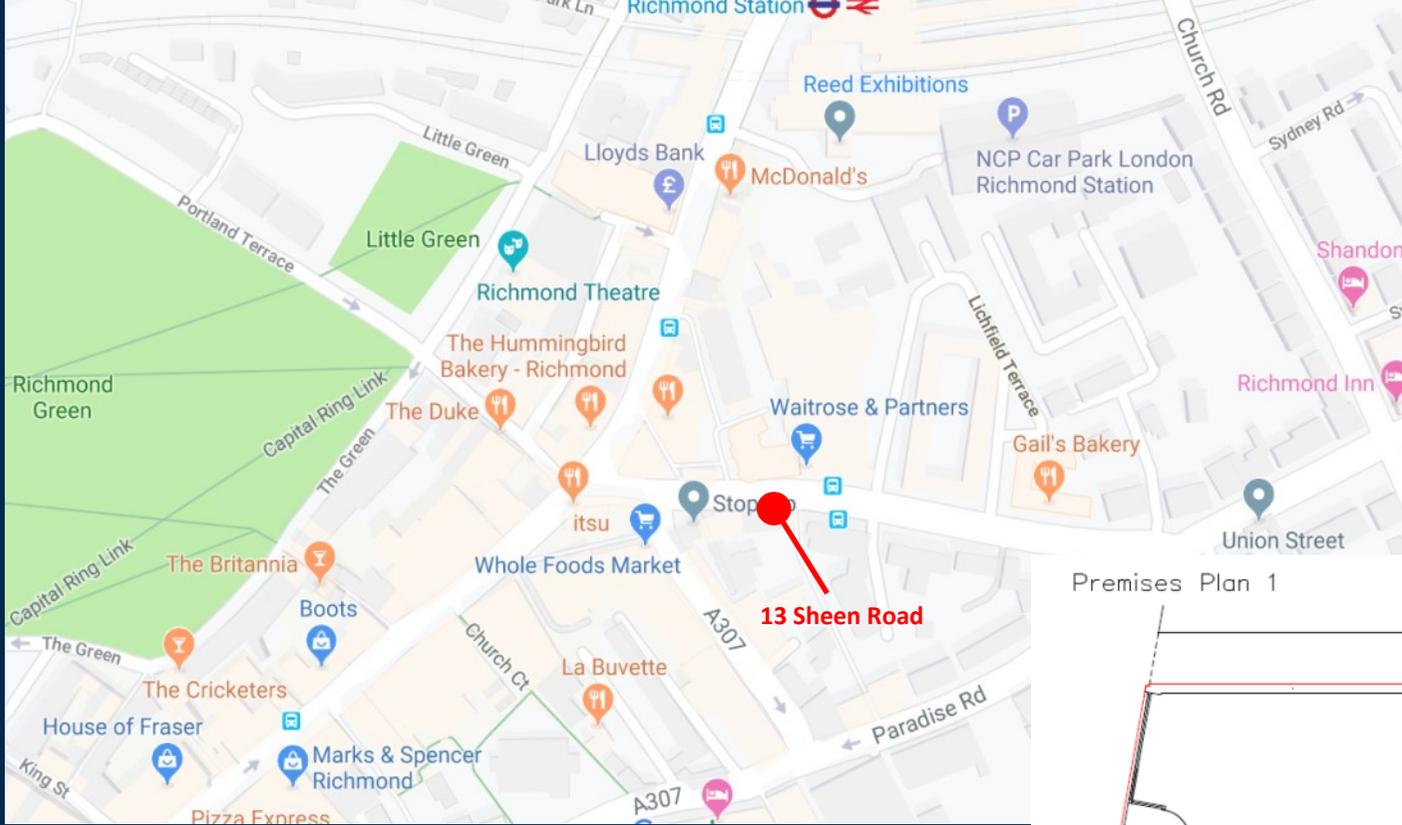
Tel: 020 8332 7788

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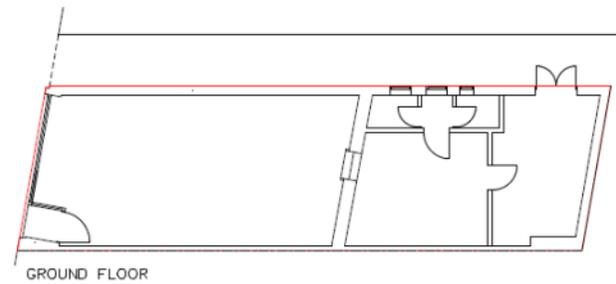
Michael Rogers

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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.

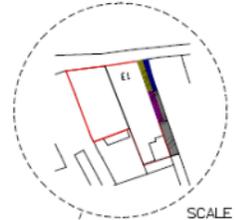


Premises Plan 1

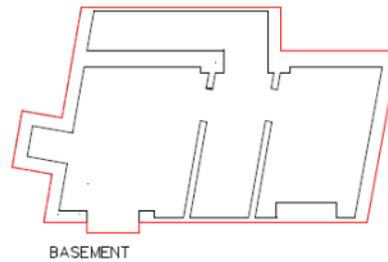


As to the part tinted yellow on the Site Plan only the basement floor and rooms above ground floor are included in the Building

As to the part tinted pink on the Site Plan only the rooms above ground floor are included in the Building



Premises Plan 2



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