



## CLOSE BY TO RICHMOND BRIDGE PROMINENT RETAIL SHOP/SALON TO LET



**Ground Floor Shop, 363 Richmond Road, East Twickenham TW1 2EJ**

### **Type**

A ground floor shop premises which has been trading as a Hairdressing Salon for thirty years.

### **Lease**

The premises are offered on a brand new full repairing and insuring Lease for a term of years to be agreed.

### **Rent**

£16,000 per annum exclusive

### **Legal Costs**

Each party to cover their own legal costs.

### **Area**

Net Internal Area – 700 square feet

### **Planning**

Planning Use Class 'E' to include shop, office, café, clinic and gyms etc.

### **Business Rates**

£7,182 approximately (2021/22)

### **Further Details/Viewing**

Please contact Wallakers Commercial on 020 8399 5381

**[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com) or [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)**

*Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.*

## **Ground Floor Shop, 363 Richmond Road, East Twickenham TW1 2EJ**

- LOCATION:** The shop is situated in a prominent parade of shops, offices and cafes fronting Richmond Road a short walk away from Richmond Bridge and the amenities of Richmond upon Thames Town Centre.
- DESCRIPTION:** A ground floor commercial shop premises which has been trading for a number of years as a Hairdressing Salon.
- The shop provides the following areas/dimension:
- Net Frontage – 14’ (4.27m)  
Shop Depth – 29’ (8.84m)  
Rear Ancillary Staff, Office and Storage Rooms
- Net Internal Area – 700 square feet (65 square metres)**
- Features include:
- Modern glazed display window frontage;
  - Prominent fascia sign over;
  - Shared rear service road access;
  - Kitchenette/Staff Room Area;
  - Small Washroom Facility;
  - Rear Storage Rooms.
- PLANNING:** Planning Use Class ‘E’. This includes shops, financial and professional services, cafes, offices, clinics, gyms etc.
- BUSINESS RATES:** £7,182 approximately (2021/22).
- LEASE:** The premises are to be offered on a brand new full repairing and insuring Lease for a term of years to be agreed.
- RENT:** **£16,000** per annum exclusive.
- EPC:** An EPC has been commissioned and will be made available to interested parties.
- LEGAL COSTS:** Each party to cover their own legal costs.
- FURTHER DETAILS/  
VIEWINGS:** Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.
- Seamus Mullaney: [seamus.mullaney@wallakerscommercial.com](mailto:seamus.mullaney@wallakerscommercial.com)  
Carlie Sandys: [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)