

## TO LET Retail Unit

173 Ashburnham Road, Ham  
Richmond TW10 7NR



### Contact

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## Location

This shop is located on a retail parade providing local services. Other retailers include Tesco, a pharmacy, a post office, off license and German bakery. There is a shoppers car park adjacent offering free parking. The surrounding area is residential.

Ham is an affluent district to the west of Richmond Park, close to the

River Thames. The nearest stations are Teddington, Strawberry Hill and Twickenham.

## Description

Ground floor shop offers retail space with a large display window fronting the main parade.

## Term

A new lease is available direct from the landlord for a term to be agreed. The lease is to be contracted outside the provisions of the 1954 Landlord and Tenant Act.

## Rent

£25,000 per annum exclusive

## Business Rates

The rateable value is £14,000. Rates payable will be circa £6,986 per annum. However, many small businesses may be able to get small business rates relief and reduce the payable to zero.

## Energy Performance Certificate (EPC)

C (63)

## Accommodation

	Sq m	Sq ft
Ground floor	83.52	899

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

## Legal Costs

Each party to be responsible for the own legal and professional costs incurred in a transaction

## Viewing

Strictly by appointment only through the sole letting agents, Rapleys LLP.

## Use – Important Notice

*On 1st September 2020 a new class E was introduced in England. This incorporates the old use classes, A1, A2, A3, B1 and elements of D1 and D2. Thanks to this, the subject property can now be used for retail, lighting industrial, offices, café, restaurant, training, R&D, crèche/Nursey, fitness, health and Medical services without planning consent for change of use. All uses are subject to Landlord's approval.*

- 899 sq ft (83.52 sq m)
- Mostly open plan
- Toilet
- On a busy retail parade





For further details contact:  
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