aston rose
chartered surveyors

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TO LET : SHOP UNIT, HAM TW10

985 SQ FT (91.5 SQ M)

181 Ashburnham Road
Ham
Richmond TW10 7NS

Location

This is a small parade of shops providing local services. Other tenants include Tesco, a pharmacy, a post office, off-licence, Chinese take-away, etc. 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

This recently refurbished ground floor shop offers retail space with a large display window fronting the main parade and a loading area accessed from Ferrymore. The approximate floor areas are:

Retail	784 sq ft (72.8 sq M)
Storage	201 sq ft (18.7 sq M)
Total	**985 sq ft (91.5 sq M)**

Note: 179 Ashburnham Road, the adjoining shop, may also be available if a double unit is needed.

Amenities

- Recently refurbished · Toilet · Electronic shop door
- Rear loading · On a busy retail parade

Lease

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

Rent

£20,000 per annum exclusive.

Use - *Important Notice*

On 1st September 2020 a new Use 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, light industrial, office, café, restaurant, training, R&D, creche/nursery, fitness, health and medical services without planning consent for change of use. All uses are subject to Landlord approval.

Business Rates

The rateable value is £12,750. Rates payable will be c. £6,250 per annum. However, many small businesses may be able to get small business rates relief and reduce the payable to zero.

VAT

The property is not elected for VAT.

Legal Costs

Each party to be responsible for their own costs.

Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of D (79).

Viewing

Strictly by appointment only through Aston Rose:

Tim Richards T: 020 7409 9447
E: timrichards@astonrose.co.uk

Subject to Contract
November 2020

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

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johnwilliams@astonrose.co.uk

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