

# TO LET: RETAIL UNIT, TW10 7NR



**Retail Unit (Class E)**  
899 sq. ft. (83.52 sq m)

173 Ashburnham Road  
Ham  
Richmond  
TW10 7NR

## 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.

## Accommodation

The approximate size is:

	SQ FT	SQM
Ground floor	899	83.52

## 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. The Landlord is not obliged to accept any of these uses..

## Amenities

- Mostly open plan
- Toilet
- On a busy retail parade

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

Aston Rose, part of Rapleys

**Property Management**  
johnwilliams@astonrose.co.uk

**Investment & Development**  
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**Building Consultancy**  
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**Lease Advisory**  
robcragg@astonrose.co.uk

**Valuation Services**  
duncanpreston@astonrose.co.uk

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## 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.

## Use

Use Class E.

## 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)

## Legal Costs

East party to be responsible for their own legal and professional costs in a transaction.

## Viewing

Strictly by appointment only through the sole letting agents, Aston Rose:

## Contact

**Tim Richards** T: 020 7409 9447

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Subject to Contract  
October 2023

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