



106 SHEEN ROAD, RICHMOND, TW9 1UR

SUMMARY

Prominent corner restaurant with return frontage

Extended ground floor

High spec and state of art setting

Fridge/ freezer fitted in the basement of high spec

State of art finishing and decor

Roller shutter access to basement from yard

Total approximately area of 1,343.8 sqft

DESCRIPTION

The property is a ground floor retail/ restaurant area with basement storage currently occupied and trading as Madhus Brasserie.

The ground floor has been extended and is fully fitted and is operating as a high end restaurant with fridge and freezer fitted in the basement with extra storage. The restaurant area has a luxurious state of art decoration that is of high specification and glass frontage.

ACCOMODATION

The following breakdown indicates the area's and dimensions of the unit:

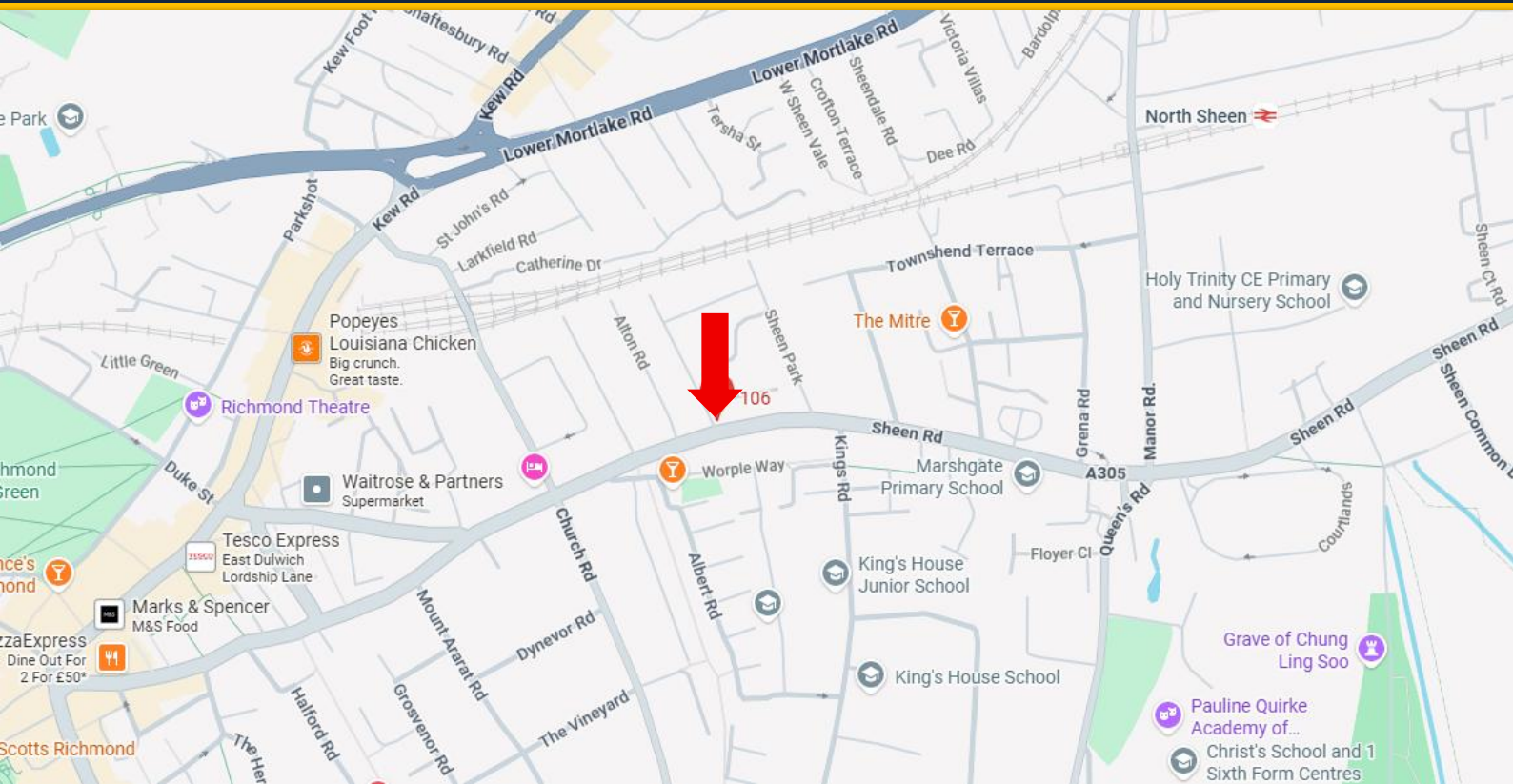
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground Floor	Retail Area	65.27	702.3
Basement	Storage	59.62	641.5
	TOTAL	124.89 sqm	1,343.8 sqft

LOCATION

The premises is on the corner of an established parade of shops at the corner of Sheen Park and Sheen Road (A305), the major arterial road between Richmond and Putney. The parade benefits from not only the residential catchment area, but also a number of nearby office occupier.

The property is excellently located, a short walk from Richmond Underground, Overground and British Rail Station, as well as benefitting from all the amenities of Richmond town centre.





TENURE

Freehold POA

Rent £40,000 Per Annum

Premium POA

LEGAL COST

Each party to bear their own legal costs

VAT

To be confirmed

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Harry Sohal - 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

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