

**\* BACK ON THE  
MARKET DUE TO  
ABORTIVE  
NEGOTIATIONS**



**'E' CLASS\***

**PROMINENT COMMERCIAL PREMISES  
WITH PARKING PLUS 2 X GARAGES  
SUITABLE FOR ANY 'E' CLASS USE  
TO LET**

*approx: 700 sq ft (65.03 sq m)*



**6 PARKLEYS PARADE • RICHMOND ROAD • HAM • SURREY • TW10 5LJ**

**LOCATION:**

These corner premises are located on a popular retail parade providing local services in the affluent residential area of Ham. Other nearby tenants include a Sainsbury's Local, café's, hairdressers, barbers, pharmacy, post office, off-licence and number of take-away food operators etc. There are meter parking facilities in front of both parades of the retail offerings.

Ham is to the west of Richmond Park, close to the River Thames with numerous railway stations being in close proximity in Teddington, Strawberry Hill, Twickenham, Kingston and Richmond.

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

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- DESCRIPTION:** The property comprises that of a ground floor lock-up commercial unit, ideal for numerous professions (office, medical, clinical) as well as retail (E Class Use) with an excellent fronted visual aspect and prominent profile to the main Richmond Road.
- ACCOMMODATION:** The property currently comprises the following accommodation.  
*Please note that any sizes quoted are approximate:*  
Main floor area: 700 sq ft (65.03 sq m) approx.  
WC/Cloak: Not Measured  
2 x Garages: Not Measured  
*In our view the accommodation would be best suited to a Retailer or to any other use within Class E.*
- TENURE:** The premises are offered on new lease at flexible terms to be agreed.
- RENT:** £25,000.00 per annum exclusive.
- VAT:** The premises are not elected for VAT.
- LEGAL COSTS:** Each party to bear their own professional and legal costs in any transaction.
- BUSINESS RATES:** Rateable Value: £16,750.00  
Rates Payable: £8,358.25 per annum for the current 2023/24 Financial Year
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



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**NOTE:**

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