

**FOR SALE / TO LET – SELF CONTAINED UNIQUE CHARACTER BUILDING
(WITHIN USE CLASS E) NEAR RICHMOND TOWN CENTRE**



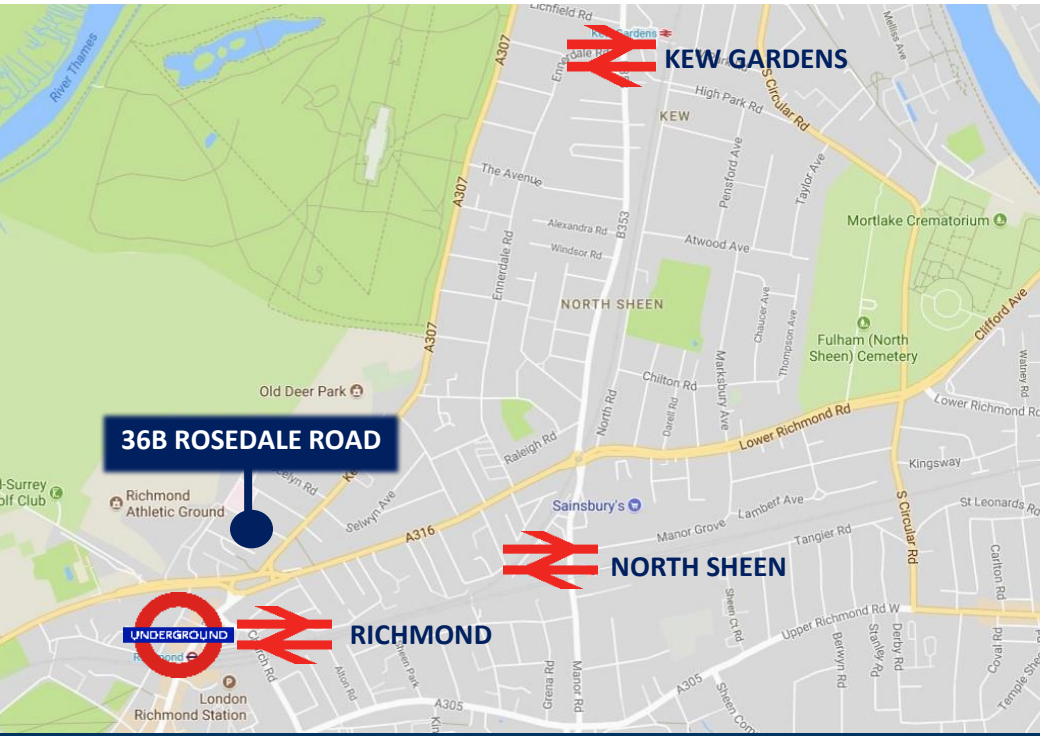
**36B Rosedale Road,
Richmond, Surrey, TW9 2SX**

**1,357 sq. ft.
(127 SQ M.)**

36B Rosedale Road, Richmond, Surrey, TW9 2SX

Location

Rosedale Road is located to the south of Richmond Town Centre, which has an extensive range of shop, restaurants and leisure facilities available. Richmond is a very popular office location. Rosedale Road provides a quiet location, whilst being within walking distance of Richmond Station.



- A316 – South Circular 1.4 miles
- M4 – Brentford 3.3 miles
- A4 – Chiswick 2.4 miles
- M3 – Junction 1 6.3 miles



- Richmond (British Mainline) 0.3 miles
- Richmond (Underground) 0.3 miles
- North Sheen (District / Overground) 0.8 miles
- Kew Gardens (District / Overground) 1.4 miles

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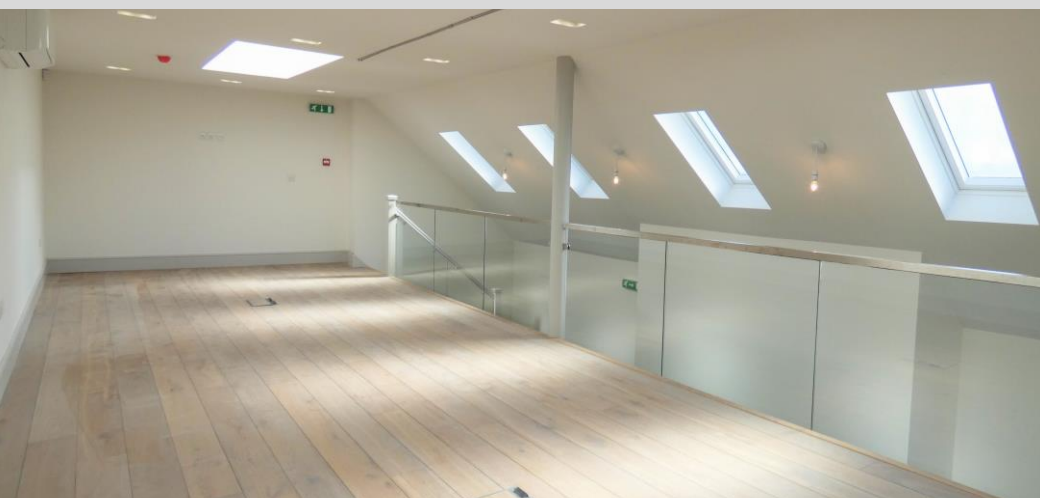
The Property

The property comprises a self-contained character office building, which was completely refurbished in 2019, within walking distance of Richmond Town Centre and is configured over ground, lower ground and mezzanine floor.

Accommodation

The approximate floor areas are set out below:

Floor	Area sq. ft.	Area sq. m.
Lower Ground	495	46
Ground	538	50
Mezzanine	324	31
Total	1,357	127



Amenities

- Excellent natural light
- Feature wooden flooring
- Kitchenette facilities
- WCs
- Glass panels on mezzanine floor
- Air-conditioning cassette units

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Freehold

£1,300,000 (One Million, Three Hundred Thousand Pounds)

Rent

*A stepped rent is offered as follows: -

Year 1 = £29.95 psf. exclusive

Year 2 = £33.25 psf. exclusive

Year 3, 4 & 5 = £36.85 psf. exclusive

Business Rates

We understand from the Valuation Office website that the Rateable Value of the property is £28,000. The rateable value multiplier is 51.2%, giving a rates payable of £14,336 per annum in the rating year 1 April 2023 – 31 March 2024.

Transitional adjustments may apply – all applicants to make their own enquiries through the local billing authority.

Service Charge

N/A

EPC

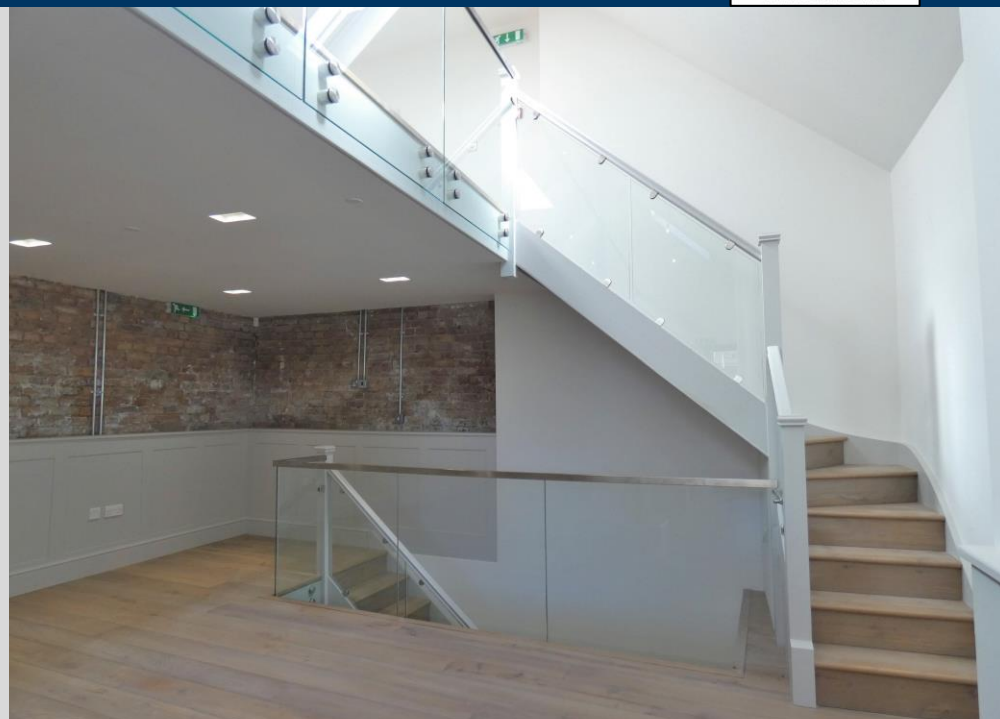
We understand from the National Non-Domestic Register that the property has an EPC rating of C (61).

USE

Formerly Class B1, now falling within the new extended Class E.

VAT

VAT is applicable.



Legal Costs

Both parties to bear their own legal costs.

Viewing

Through prior arrangement with sole agents Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

NOTE: All photos on this brochure were taken in 2019, prior to the premises being leased. It is the intention that the property will be reinstated in line with this condition, when the present tenant vacates.