



**Rent** £55,000 Per annum + VAT

**Size** 2,820 Square feet

**Ref** #3035

## Address

**Address:** 4-6 Ham Street

**Postcode:** TW10 7HT

**Town:** Ham, Richmond upon Thames

**Area:** Surrey

## Location

Located in an attractive residential area approximately 100 metres from Ham Common. Ham House and the River Thames are less than 1km away.

## Description

New lease available and suitable for a variety of different uses under E use class.

A two storey detached building with consent recently granted for Childrens Day Nursery.  
Application number 23/2245/FUL- Richmond Borough Council.

The property benefits from a side garden, forecourt and small walled courtyard area to the rear.

Gross Internal Area approximately 2,820 sq ft. Site Area approximately 4025 sq ft. (advised areas- please verify).

There are male and female toilets to the ground floor and kitchen and bathroom facilities to the first floor.

The property requires general renovation.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£55,000 Per annum + VAT
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £23,750, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Courtyard
- ✓ Early viewing recommended
- ✓ Fantastic location
- ✓ Forecourt
- ✓ Garden
- ✓ New lease available

## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.













