



Price/premium: £1,175,000 **Ref:** #3166 **Status:** New on!

Location

Located on the popular Upper Richmond Road West, which forms part of the South Circular, with its eclectic mix of interesting shops, restaurants & cafes. There is a public car park close by and some metered street parking. Mortlake Station is within easy walking distance.

Description

Sale and Lease back Investment in affluent and busy location.

Freehold Guide Price £1,175,000. Total income £67,360.00.

We understand VAT is not applicable.

Our clients have run a successful restaurant from the property since 1991. Valentina has another business in East Sheen and a restaurant in Weybridge also.

The building is arranged to provide a restaurant at ground floor and basement, plus a one bedroom flat to the first floor and a studio flat on the top floor. The flats are accessed from the rear of the building.

The ground floor measures approximately 1150 sq ft and the basement 200 sq ft.

We have not had full access to the upper floors at the time of publishing, but understand the first floor measures circa 500 sq ft and top floor studio circa 400 sq ft.

The AST rents for the flats are;

First Floor Flat: £1100 pcm.

Second Floor Flat: £1180 pcm.

Our client will take a lease back on the ground floor and basement at a commencing rent of £40,000 p.a.

Please view only by appointment.

The shop has an EPC rating of band D. Flat A band C, and Flat B band D.

Address

Address: 210 Upper Richmond Road West Postcode: SW14 8AH Town: East Sheen Area: London

General information

Tenure: Freehold
Price/premium: £1,175,000
Legal fees: Each party to bear their own

Features

- ✓ Close to many multiples
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ High street location
- ✓ Mixed use investment

Property Map



Important notice

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