



**Price/premium:** £500,000 **Size:** 850 Square feet **Ref:** #3176 **Status:** New on!

### Location

Close to the junction of Sheen Lane & Upper Richmond Rd West in popular shopping street with an eclectic mix of interesting shops, restaurants & cafes - public car park opposite and metered street parking.

### Description

Freehold and business for sale- Guide Price £500,000 to include goodwill, fixtures and fittings- SAV (approximate value £40,000).

The property is held on a 999 year lease with a 50% share of the freehold. The upper flat is sold on a long lease with the other 50% share in the freehold.

Offered for sale to include this charming traditional toy shop business stocking a broad range of toys, games, models and musical instruments. Our clients have owned the business for approximately 7 years and the business has been established for 18 years. Valuable accounts are held with Hornby, Playmobil and most importantly Lego, whom our clients advise have a substantial waiting list for an account in London.

The shop has been extended to provide a total area of approximately of 850 sq ft- it can also be accessed via an attractive mews to the rear. The current owners added a playroom to the back of the shop that is a popular venue for classes, clubs and parties, providing an additional revenue stream and and a great space to engage with the local community

The business benefits from a striking frontage and is highly regarded & profitable- financials can be provided to genuinely interested parties after an initial inspection.

There is metered street parking in Sheen Lane and a large public car park opposite, which is free on Saturdays.

Please view by appointment only through us - 020 7117 2526.

EPC Band C.

## Address



Address: Pandemonium, 125, Sheen Lane Postcode: SW14 8AE Town: East Sheen Area: London

## General information

Tenure:	Freehold
Price/premium:	£500,000
Legal fees:	Not specified
Rateable value:	The VOA website states a RV of £12,500, payable at the prevailing rate.
Trading hours:	Monday & Tuesday 10.00-17.00, Wednesday, Thursday & Friday 10.00-17.30, Saturday 10.00-17.00, Sunday 10.00-16.00.
Years established:	18 years.
Employees:	Three, plus occasional staff.
Client involvement:	Full time.

## Features

- ✓ Business for sale
- ✓ Close to station
- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ Freehold
- ✓ Long established
- ✓ On street parking
- ✓ Public car park nearby
- ✓ Turnkey opportunity
- ✓ Viewings by appointment only

## Property Map



## Important notice

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