

020 7117 2526



Price/premium: £1,100,000 **Size:** 1,730 Square feet **Ref:** #3033 **Status:** New on!

Location

Located on the popular Upper Richmond Road West amid an eclectic mix of interesting shops, restaurants & cafes - public car park and metered street parking close by. Mortlake Station is within easy walking distance.

Description

We are pleased to offer this Freehold investment comprising a ground floor self-contained shop and two flats.

The shop is well-presented throughout with access from the front and rear, and is currently let to 'Shelter' who have occupied the unit since 2011. The shop measures approximately 55 sq meters and has a toilet facility to the rear. The previous rent was



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On the first floor there is a one bedroom flat measuring approximately 41 sq meters, which is let on an AST agreement at £15,230 p.a. The second flat is split level and measures approximately 65 sq meters- this is let at £15,984 p.a. Both flats are accessed from an attractive gated passageway to the rear of the building.

Early viewings recommended, by appointment through Franklin Commercial only, please do not disturb the tenants.

Address

Address: 337 Upper Richmond Road West, East Sheen Postcode: SW14 8QR Town: East Sheen Area: London

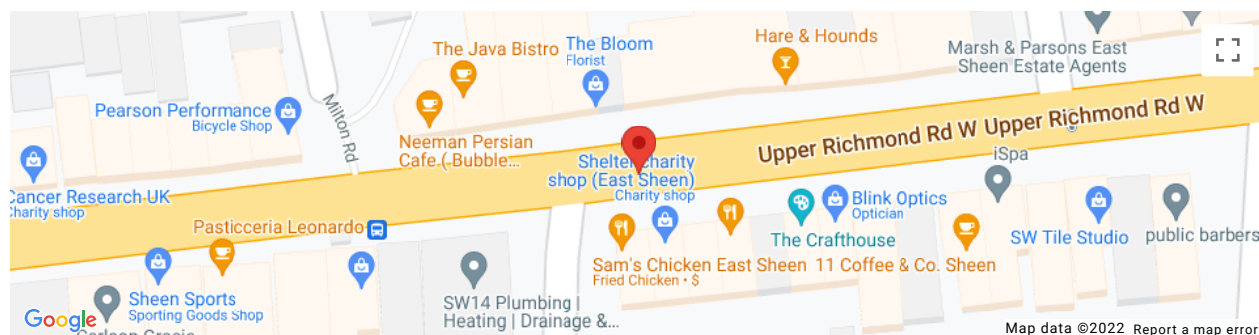
General information

Tenure:	Freehold
Price/premium:	£1,100,000
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a rateable value of £13,500, payable at the prevailing rate.
Lease details:	Ground floor shop- 5 year lease granted from July 2020 inside the Landlord and Tenant Act '54. There was a tenant option to break in July 2022, which was not exercised. Both flats let on AST agreements at £15,230 p.a and £15,984 p.a.


Features

- ✓ Close to many multiples
- ✓ Favoured location
- ✓ Mixed use
- ✓ Public car park nearby
- ✓ Close to station

Property Map



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 or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable) 



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