



Price/premium £1,100,000

Size 1,730 Square feet

Ref #3033

Address

Address: 337 Upper Richmond Road West, East Sheen

Postcode: SW14 8QR Town: East Sheen Area: London

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 £17,500 p.a but this was reduced by our clients in the Renewal Lease at the start of the pandemic to £12,000 p.a. We therefore view the shop as currently under rented.

On the first floor there is a one bedroom flat measuring approximately 41 sq meters, which is let on an AST agreement at £16,800 p.a. The second flat is split level and measures approximately 65 sq meters- this is let at £18,000 p.a. for 2 years commencing 24/9/22. 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.

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

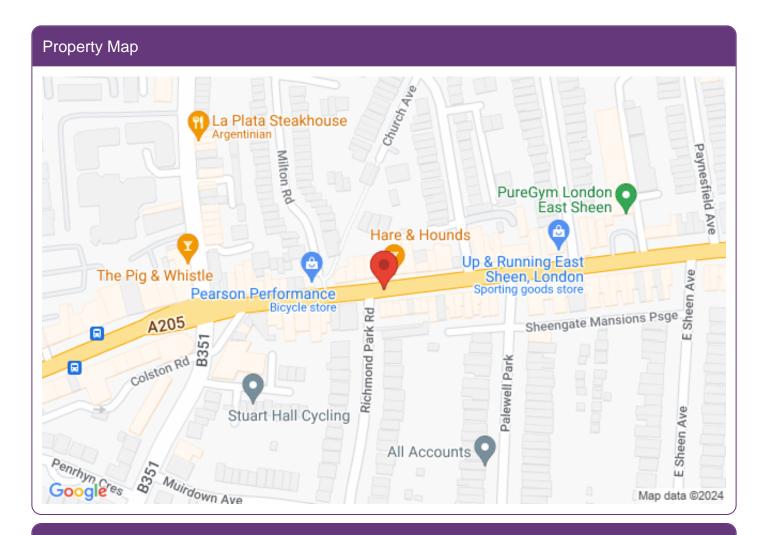
the Landlord and Tenant Act '54. There was a tenant option to break in July 2022, which was not exercised. Both flats let on

AST agreements at £16,800 p.a and £18,000 p.a.

Features

✓ Close to many multiples ✓ Favoured location ✓ Mixed use

Public car park nearby
Close to station



Important notice

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