



**Price/premium** £85,000

**Rent** £25,000 Per annum

**Size** 850 Square feet

**Ref** #3176

## Address

**Address:** Pandemonium, 125, Sheen Lane

**Postcode:** SW14 8AE

**Town:** East Sheen

**Area:** London

## 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

Business guide price £85,000 to include goodwill, fixtures and fittings- excluding stock at valuation (approximate value £50,000).

A new FRI lease is available for a term to be agreed.

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.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£85,000
<b>Rent:</b>	£25,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a RV of £12,500, payable at the prevailing rate.
<b>Trading hours:</b>	Monday & Tuesday 10.00-17.00, Wednesday, Thursday & Friday 10.00-17.30, Saturday 10.00-17.00, Sunday 10.00-16.00.
<b>Years established:</b>	18 years.
<b>Employees:</b>	Three, plus occasional staff.
<b>Client involvement:</b>	Full time.

## Features

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

## 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, 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.



