



**Price/premium** £320,000

**Size** 992 Square feet

**Ref** #3270

## Address

**Address:** 321 Upper Richmond Road West

**Postcode:** SW14 8QR

**Town:** East Sheen

**Area:** London

## Location

Located on the popular Upper Richmond Road West situated between Purney and and Richmond. East Sheen boasts a mix of interesting shops, restaurants & cafes - public car park and metered street parking close by. Mortlake Station is within easy walking distance.

## Description

Opportunity to acquire the freehold of an attractive mid-terrace three storey building.

OIEO £320,000

The premises are let on a 15 year lease from January 2017 to a Coffee Shop operator and is arranged over ground floor and basement. The income is currently £23,000 p.a. and has not had a rent increase at the last rent review. The shop measures approximately 492 sq ft to the ground floor with an additional 500 sq ft in the basement.

Included in the freehold are three flats, two above and one to the rear of the ground floor which are all sold off on long leases and producing ground rent income.

Flat 321 a - 125 year lease from March 1995 . £300 p.a. ground rent

Flat 321 b - 125 year lease from March 1995 . £300 p.a. ground rent

Rear Flat - 125 year lease from November 2002. £300p.a. ground rent.

Shop EPC Band - C

The freehold includes the loft space which has not been converted/developed (subject to any necessary consents)

Please do not approach the business and arrange all viewings via Franklin Commercial 0207 117 2526.

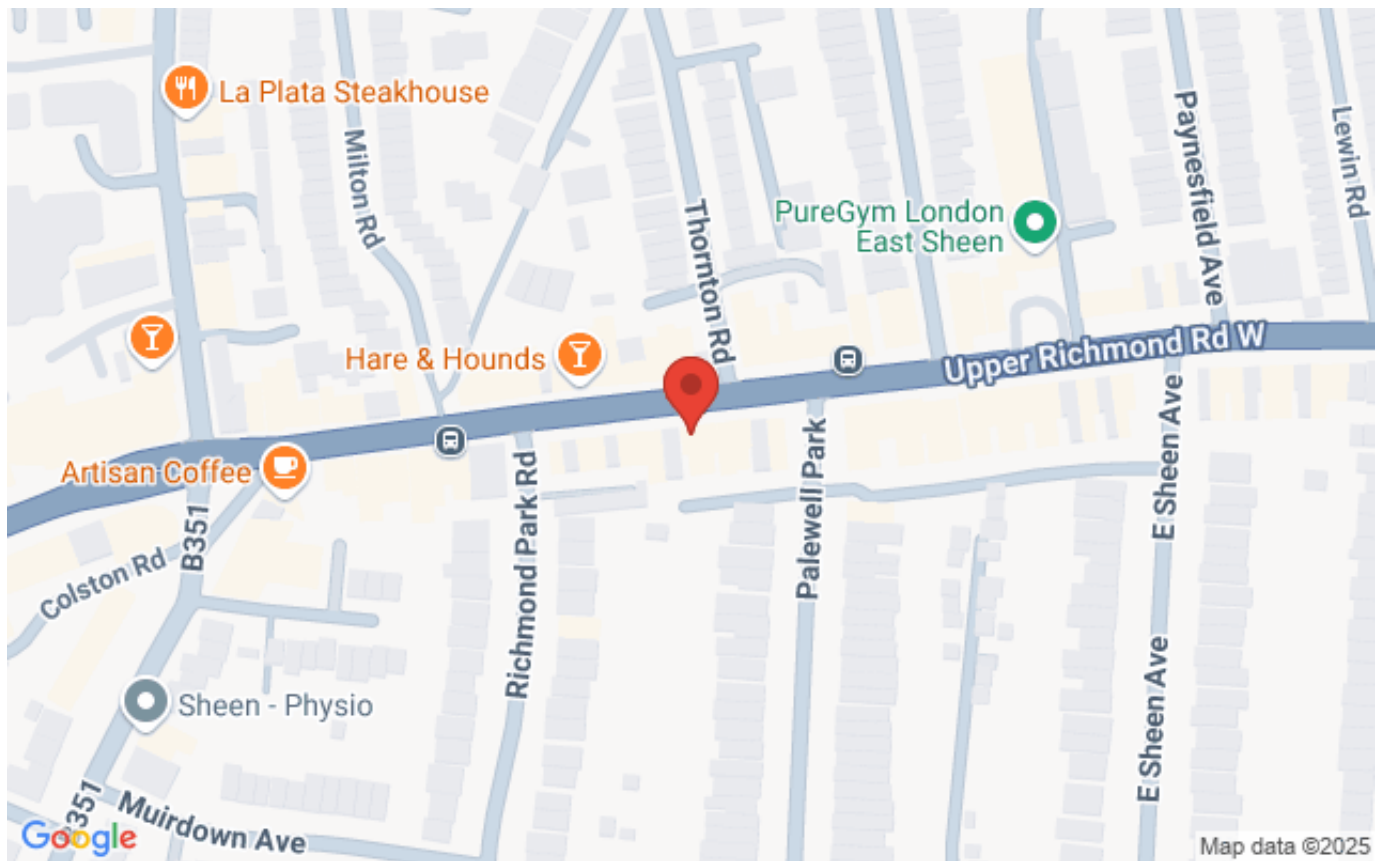
## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£320,000
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £12,750 payable at the prevailing rate.
<b>Lease details:</b>	15 Year lease from January 2017 - currently producing £23,000 p.a. Flats sold off on long leases - producing a total of £900 p.a. in ground rent.

## Features

- ✓ 'E' Use class
- ✓ Beautifully presented throughout
- ✓ Character property
- ✓ Commercial investment
- ✓ Favoured location
- ✓ Freehold
- ✓ Public car park nearby

## Property Map



## Important notice

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