



**Price/premium** £780,000

**Rent** £47,500 Per annum exclusive

**Size** 1,530 Square feet

**Ref** #3362

#### Address

**Address:** 487-493 Upper Richmond Road West

**Postcode:** SW14 7PU

**Town:** East Sheen

**Area:** London

#### Location

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

## Description

Investment opportunity comprising a long leasehold property let to an established tenant.

The property is held on a 999-year lease from 21 June 2021 at a peppercorn ground rent and is currently let to Futon Limited on a 5-year Full Repairing and Insuring lease from 6 February 2022 to 6 May 2027. The lease is held without rent review and no break options.

The passing rent is £47,500 per annum, payable monthly in advance. There are no director guarantees and no rent deposit. A schedule of condition is attached to the lease which is drafted within the Act.

The property measures approximately 1530 sq ft and has a small rear yard area.

We understand VAT will not be payable in respect of the purchase.

EPC band B.

**Viewings are strictly by appointment only. Please do not disturb the tenants.**

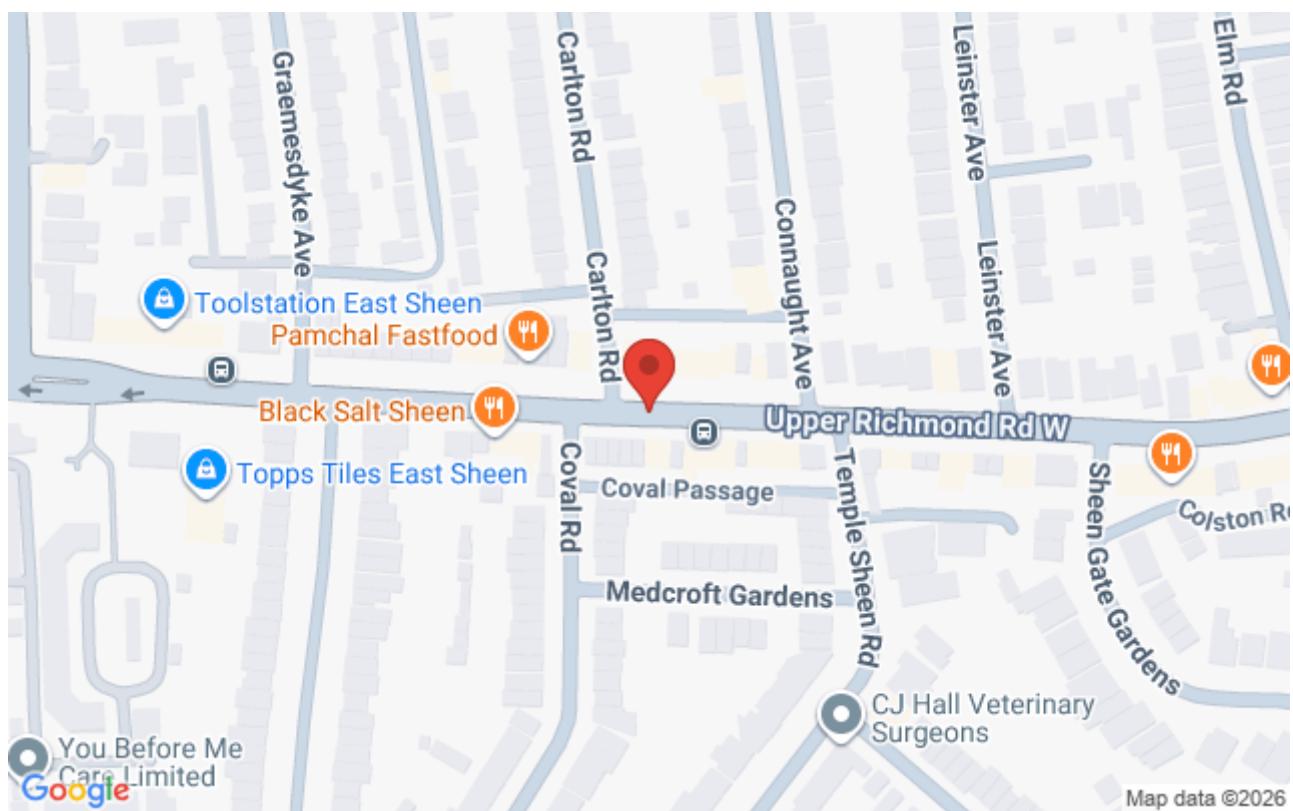
## General Information

<b>Tenure:</b>	Virtual Freehold
<b>Price/premium:</b>	£780,000
<b>Rent:</b>	£47,500 Per annum exclusive
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a RV of £41,250 from 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	The property is held on a 999 year lease from 21st June 2021 at a peppercorn ground rent and let for a 5 year term (FRI) from 6th February 2022 to 6th May 2027, without rent review. The rent payable is £47,500 p.a.

## Features

- ✓ Close to many multiples
- ✓ Commercial investment
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ Fully let
- ✓ Nicely presented
- ✓ Pedestrian rear access
- ✓ Small garden
- ✓ Viewings by appointment only
- ✓ Visually prominent

## Property Map



## Important notice

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