



**Price/premium** £545,000      **Ref** #3285

## Address

**Address:** 269 & 269a Upper Richmond Road West

**Postcode:** SW14 8QS

**Town:** East Sheen

**Area:** London

## Location

Located on the popular Upper Richmond Road West situated between Putney 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

Guide Price £545,000- full vacant possession on completion.

Opportunity to acquire this well presented shop with self contained rear ground floor flat, which is accessed from the rear via Palewell Park.

The shop provides a floor area of circa 550 sq ft and should suit a variety of uses within the E use class. EPC band B.

The flat comprises a Kitchen of 8'5" x 8'5", Lounge 12'11" x 11'6", Bedroom 12'6" x 11'5" and bathroom/toilet of 8'3" x 5'10". There are attractive lawned communal gardens in front of the flat. EPC band C.

The property is held on a 125 year lease with approximately 83 years remaining. Ground rent of £300 p.a. rising to £600 in 2033. We understand the Freeholder is prepared to extend the current lease, subject to a payment for this.

The goodwill, fixtures/fittings and trading name of the business can also be available by negotiation, if required- please enquire.

Please view only by appointment- 020 7117 2526.

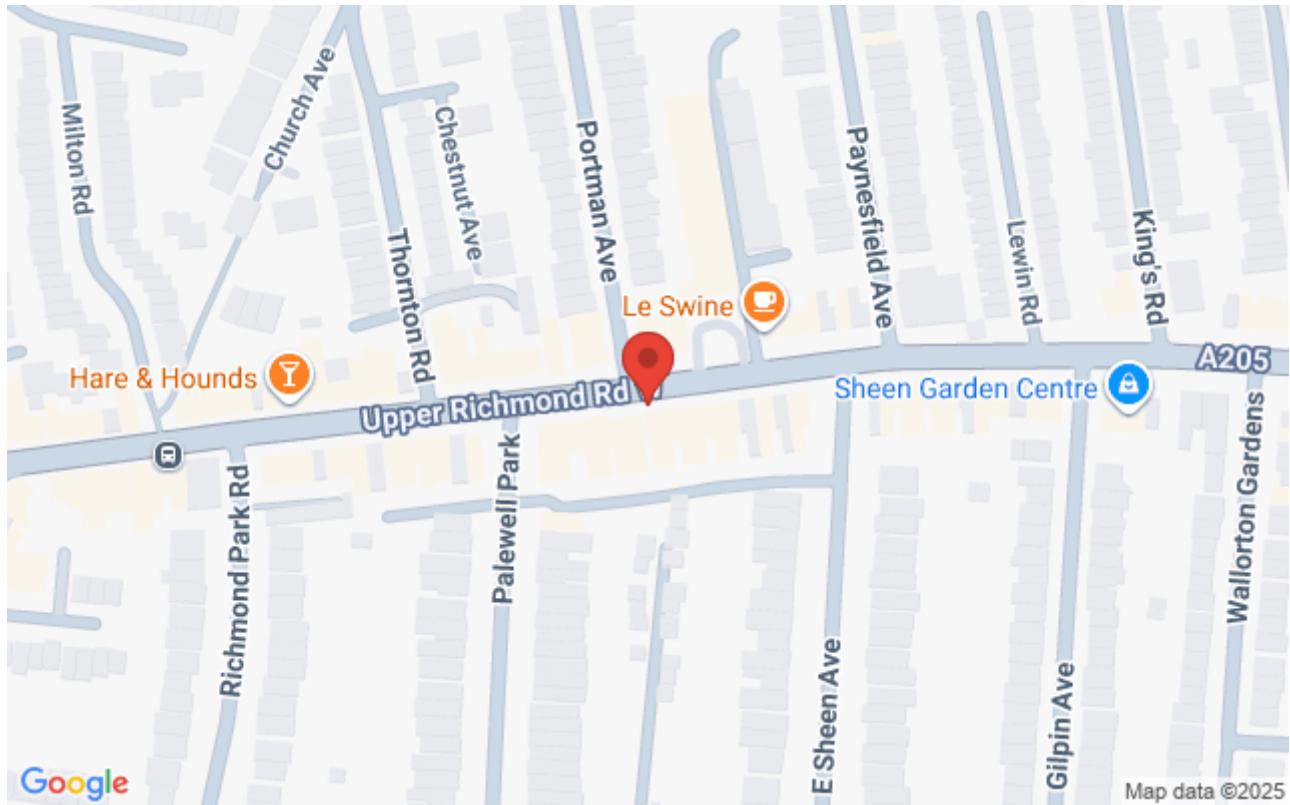
## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£545,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a R.V. for the shop of £14,500. We understand the shop currently benefits from some Small Business Rates Relief- please rely on your own enquiries.
<b>Lease details:</b>	125 year lease with approximately 83 years remaining - £300 ground rent.

## Features

- ✓ Close to many multiples
- ✓ Close to station
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ Favoured location
- ✓ Vacant possession

## Property Map



## Important notice

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