

FOR SALE
PRIME A1 RETAIL PREMISES



135 SHEEN LANE SW14 8AE

**SHOP OF APPROX. 857 SQUARE FEET EXCLUDING KITCHENETTE/WC
STORAGE CELLAR & DELIVERY PORT
(potential to extend subject to the necessary consents)**

PRICE £332,500 SUBJECT TO CONTRACT

LOCATION:

The property is situated at the Upper Richmond Road end of Sheen Lane. Mortlake BR Train Station is moments away. This is a vibrant location with numerous shops, cafes, restaurants and bars.

ACCOMMODATION:

Frontage 17'4"

Shop Approx 638 ft sq

Rear Storage room Approx 219 ft sq with double doors to delivery bay/car port

Total 857 ft sq

Car port with double doors leading to access road.

Stairs leading down to storage cellar

Kitchenette / WC

- Inset halogen spot lights
- Warm/Cool air storage units
- Alarm system

BUSINESS RATES: According to the Valuation Office Agency online with effect from the 1st April 2010 £21,000 @ 42% = £8,820 payable. (Because the rateable value is below £25,000 there is an opportunity to apply for small business relief)

These premises are not elected for VAT

Viewing Strictly By Appointment with Featherstone Leigh Commercial

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All measurements, areas and distances are approximate.