





335

**SHELTER**

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freehold  
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**BUSINESS  
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**Rent** £25,000 Per annum

**Size** 590 Square feet

**Ref** #3301

## Address

**Address:** 337 Upper Richmond Road West, East Sheen

**Postcode:** SW14 8QR

**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 and a number of bus routes pass by the shop.

## Description

Guide commencing rent £25,000 p.a.

Available from the end of July 2025.

Lock up shop available on new F.R.I. lease for a term to be agreed.

The shop benefits from an attractive traditional shop front and measures approximately 590 sq ft- there is a toilet facility to the rear and a rear access also. Situated on this busy main road amongst a varied and interesting mix of restaurants, cafe's and shops.

Should suit a variety of uses under the E use class.

**Please view by appointment only through us and do not disturb the current tenants.**

EPC rating B.

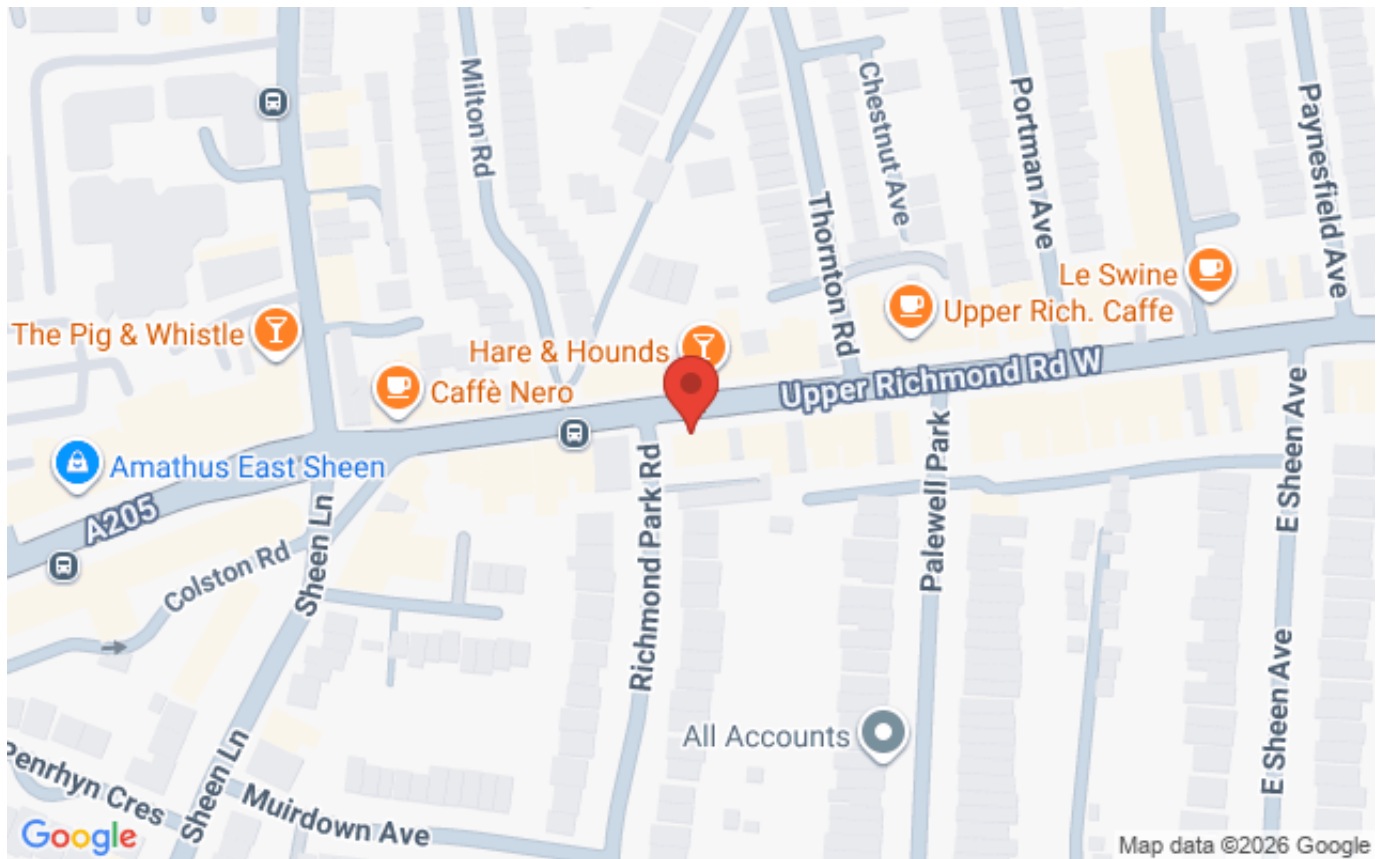
## General Information

<b>Tenure:</b>	Leasehold
<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 R.V. of £11,250, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ Parking close by
- ✓ 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.



