



**Price/premium** £350,000

**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

**This property is now going to Auction on 29th April - Guide Price £350,000- full vacant possession on completion. Town and Country Property Auctions 020 3337 0600 or contact us for more information 020 7117 2526.**

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- please rely on your own enquiries.

Please view only by appointment- 020 7117 2526.

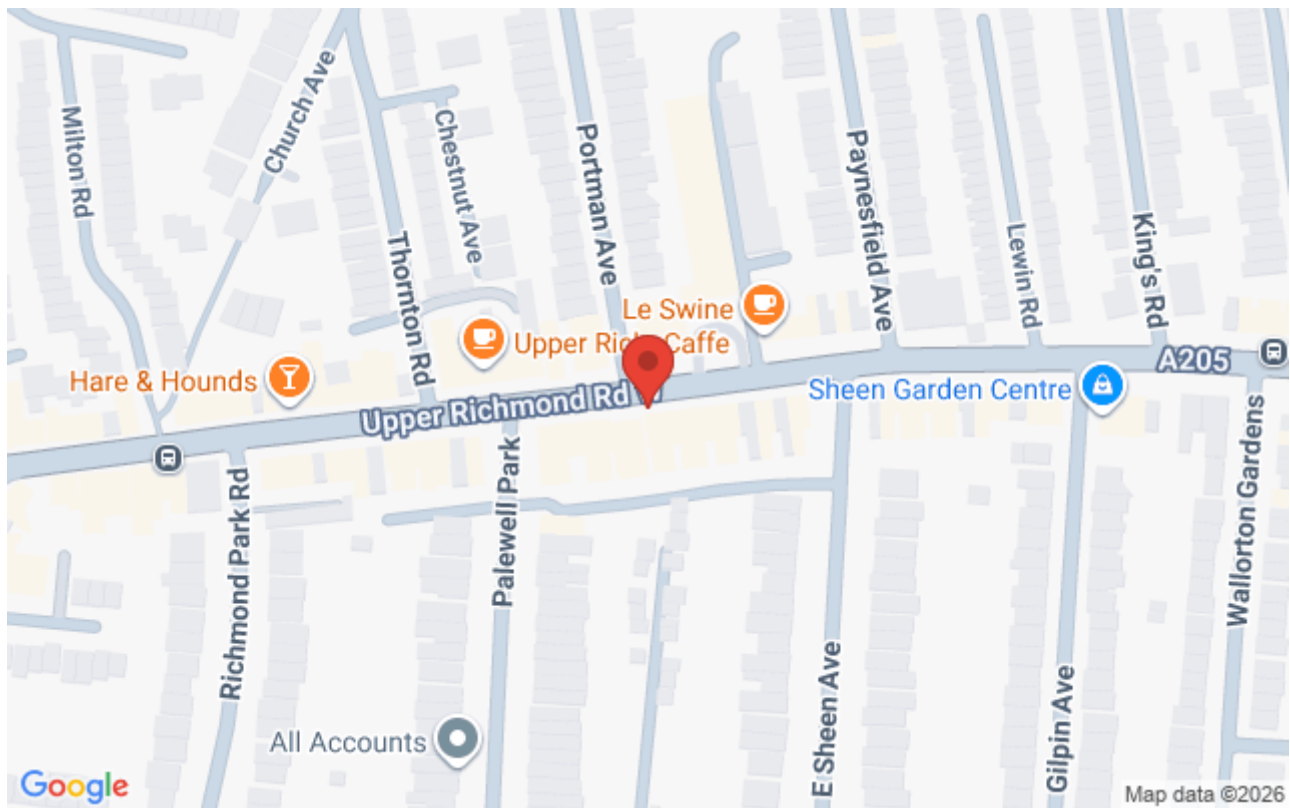
## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£350,000
<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 £18,750 from 1st April 2026, payable at the prevailing rate.
<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

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).

