

**Lot 19, 345 Upper Richmond Road West, East Sheen, London,
SW14 8QN**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Ground Rent Investment	
<ul style="list-style-type: none">Let to a sushi restaurant on a new 7 year lease (no breaks) t/a Sushi Ya ExpressPopular and highly affluent South West London suburbIncludes 3 flats on the upper floors let on long leasesNearby occupiers include Waitrose, Gail's, Pizza Express, Caffè Nero, SuperdrugVAT free investment	
Lot 19	Auction 10th July 2025
Rent £30,375 per Annum Exclusive	Status Available
Sector High Street Retail	Auction Venue Live Streamed Auction

Location

Miles	6.5 miles south west of Central London
Roads	A205, A305, M4
Rail	Mortlake Railway Station (Direct to Waterloo in 23 mins)
Air	London Heathrow Airport

Situation

East Sheen is an affluent, desirable and densely populated South West London suburb some 2 miles east of Richmond and 2 miles west of Putney. The property is situated on the south side of Upper Richmond Road West (A205), in a busy position close to its junction with Sheen Lane. Nearby occupiers include Waitrose, Gail's, Pizza Express, Caffè Nero, Superdrug, several independent pubs as well as an eclectic mix of retailers and restaurants.

Tenure

Freehold.

Description

The property comprises a restaurant/takeaway arranged on the ground and basement floors benefitting from a rear yard, with three separately accessed flats on the upper floors, each let on a long lease.

VAT

VAT is not applicable to this lot.

Note

As to the residential flats, the tenants have been served notice pursuant to Section 5B of the Landlord and Tenant Act 1987. The tenants have not responded to the notice within the timeframe (or not at all). Therefore, the tenants are not able to exercise their rights of pre-emption on this sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (3)	Floor Areas Approx sq ft (3)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Ancillary	55.98 43.90	(602) (472)	WETLAND LIMITED with a personal guarantee t/a Sushi Ya Express (1)	7 years from 25/10/2024 (2)	£30,000	25/10/2028
First Second	3 x flats	-	-	INDIVIDUALS	Let on 3 x leases each for a term of 125 years from 29/09/2011	£375	
Total Approximate Commercial Floor Area		99.88	(1,074)			£30,375	

(1) www.sushiyaexpress.co.uk

(2) A side letter is attached to the lease giving the tenant an option to extend the lease for a further 5 years. Please see the lease for further details.

(3) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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