

**Lot 1, 477 Upper Richmond Road West, East Sheen, London,
SW14 7PU**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Retail unit let until December 2033 (subject to option)
- Popular and highly affluent south west London suburb
- Situated within a busy parade on the A205 South Circular Road
- Nearby occupiers include Waitrose, Gail's, Tesco Express and Boots

Lot

1

Auction

30th October 2025

Rent

£17,500 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 in a prominent position on the south side of Upper Richmond Road West (A205, London's South Circular Road), in a busy arterial route between Richmond and Putney. Nearby occupiers include Waitrose, Gail's, Tesco Express and Boots.

Tenure

Freehold.

EPC

Retail - Band D Residential - Band D

Description

The property comprises of a retail unit on the ground floor with a separately accessed maisonette on the upper floors. The property benefits from rear service access via Coval Passage.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	54.60	(588)	KARISMATIC BEAUTY Ltd (CRN: 14344237)	10 years from 12/12/2023 to 11/12/2033 (2)	£17,500	12/12/2028 (11/12/2033)
First Second	Residential	-	-		250 years from 01/01/2025	Peppercom	
Total Approximate Commercial Floor Area		54.60	(588) (1)			£17,500	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/388097084>).

(2) The lease provides a tenant option to determine the lease on 11/12/2026 and 11/12/2029 subject to 6 months written notice.

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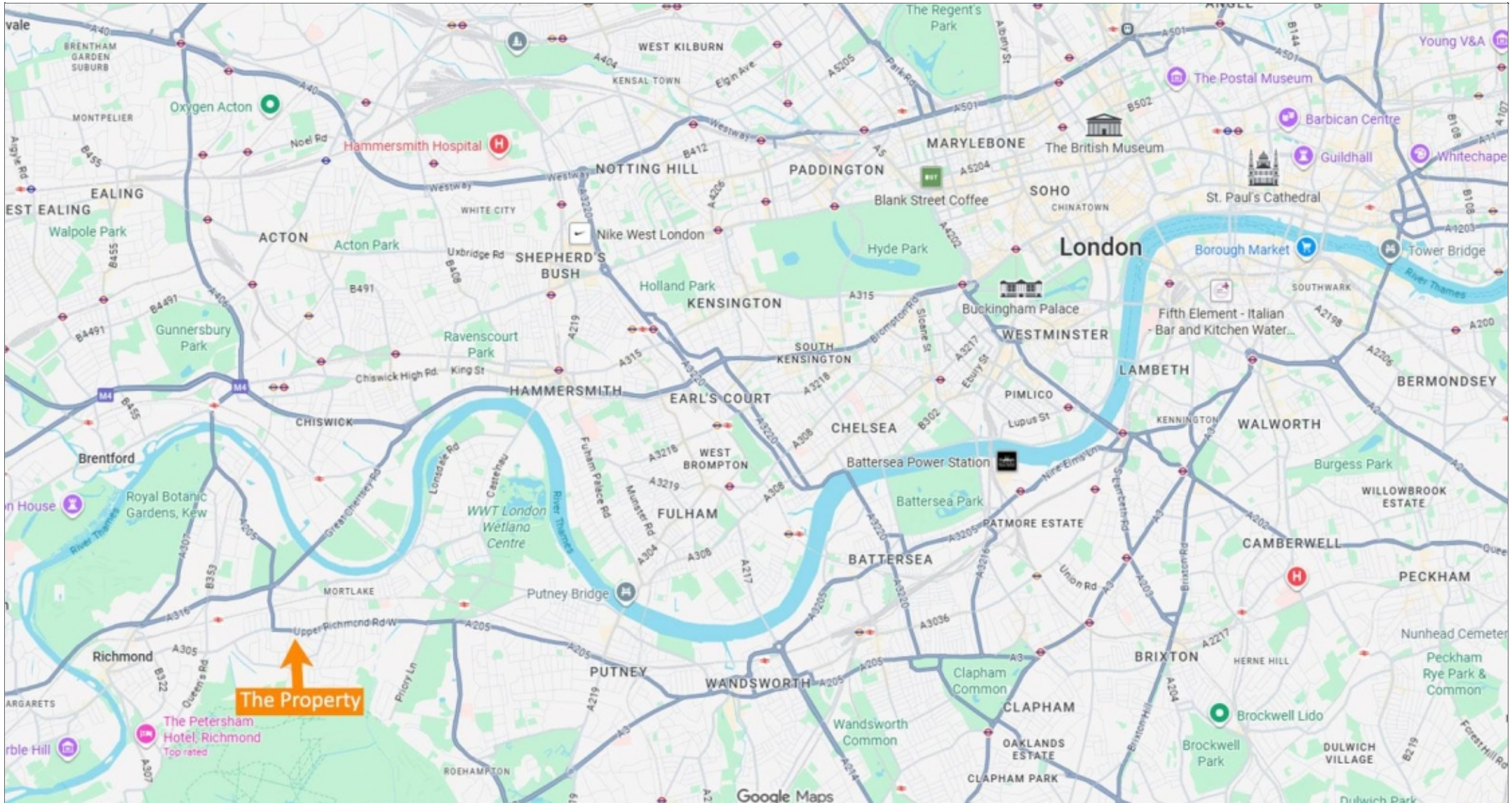


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