

Lot 22, 39 Vineyard Path, Mortlake, Richmond Upon Thames, London, SW14 8EL

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Office Opportunity in Popular South West London Suburb

www.acuitus.co.uk

Lot 22, 39 Vineyard Path, Mortlake, Richmond Upon Thames, London, SW14 8EL

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)

Property Information

Office Opportunity in Popular South West London Suburb

- Office unit with 3 Rooms, Garage and Balcony
- Popular and Highly Affluent South West London Suburb
- Approximately 150 metres from Mortlake Station and 1 mile from Kew Gardens and Richmond Park
- Excellent Communication Links
- Approx. Gross Internal Area 115.73 sq. m. (1,255 sq. ft.) on Ground, First and Second floors
- Potential to convert to full Residential Use, subject to consents.
- Nearby occupiers Tesco Express, Gail's Bakery, Superdrug, Boots and an eclectic mix of retailers and restaurants

Lot
22

Auction
16th July 2026

Vacant Possession

Status
Available

Sector
Office

Auction Venue
Live Streamed Auction

On the instructions of SIPP Administrators.

Location

Miles 6 miles south west of Central London

Roads A307, A3, A4, M4

Rail Mortlake Railway Station (Direct to London Waterloo in 23 mins)

Air London Heathrow Airport

Situation

Mortlake is an affluent, desirable and densely populated South West London suburb, within the London Borough of Richmond some 2 miles east of Richmond town centre and 2 miles west of Putney. The property is prominently situated on the north side of Vineyard Path, close to its junction with Mortlake High Street, approximately 1 mile north of Richmond Park and 1 mile east of Kew Gardens. The property also benefits from being some 150 metres from Mortlake Station and 500 metres from Upper Richmond Road West, a prime retailing thoroughfare. Nearby occupiers Tesco Express, Gail's Bakery, Superdrug, Boots and an eclectic mix of retailers and restaurants.

Tenure

Virtual Freehold. Held for a term of 999 years from 25/03/1999 at a rent reserved of £200 per annum exclusive, throughout the term. A copy of the headlease is available within the Legal Pack.

EPC

Band D.

Description

The property comprises a three storey office unit with a garage and bathroom on the ground floor, with office accommodation and private south facing balcony on the first floor. The second floor provides additional office accommodation and ancillary staff facilities.

VAT

VAT is applicable to this lot.

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.

Lot 22, 39 Vineyard Path, Mortlake, Richmond Upon Thames, London,

SW14 8EL

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Gross Internal Floor Area sq m	Gross Internal Floor Area sq ft	Possession
Ground	Garage/Bathroom	35.49	(382)	VACANT POSSESSION
First	Office	36.14	(389)	
Second	Office/Ancillary	44.10	(484)	
Total Approximate Floor Area		115.73	(1,255)	

**Lot 22, 39 Vineyard Path, Mortlake, Richmond Upon Thames, London,
SW14 8EL**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Office Opportunity in Popular South West London Suburb

www.acuitus.co.uk

**Lot 22, 39 Vineyard Path, Mortlake, Richmond Upon Thames, London,
SW14 8EL**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 22, 39 Vineyard Path, Mortlake, Richmond Upon Thames, London, SW14 8EL

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 22, 39 Vineyard Path, Mortlake, Richmond Upon Thames, London,

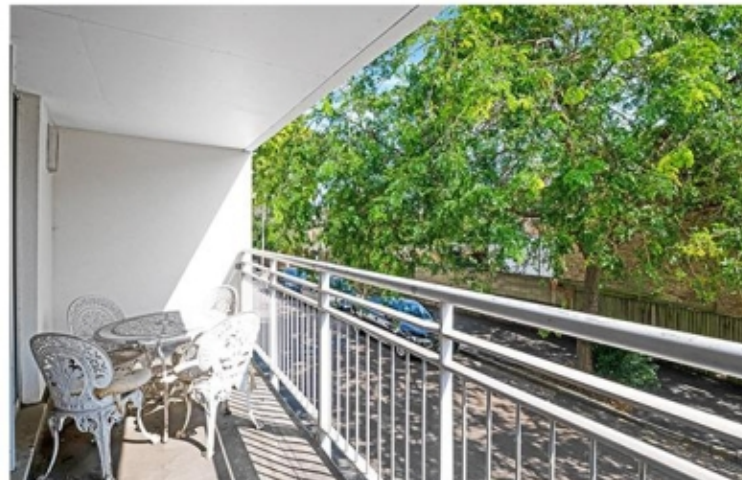
SW14 8EL

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 22, 39 Vineyard Path, Mortlake, Richmond Upon Thames, London, SW14 8EL

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 22, 39 Vineyard Path, Mortlake, Richmond Upon Thames, London, SW14 8EL

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Office Opportunity in Popular South West London Suburb

www.acuitus.co.uk

Lot 22, 39 Vineyard Path, Mortlake, Richmond Upon Thames, London,

SW14 8EL

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)




GROUND FLOOR
GROSS INTERNAL FLOOR AREA WITH GARAGE 382 SQ FT
FLOOR AREA WITHOUT GARAGE 182 SQ FT

FIRST FLOOR
GROSS INTERNAL FLOOR AREA 389 SQ FT

SECOND FLOOR
GROSS INTERNAL FLOOR AREA 484 SQ FT



<p>APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1255 SQ FT / 117 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1055 SQ FT / 98 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Vineyard Path</p>
	<p>date 12/08/25</p>
	<p>photoplan </p>

Lot 22, 39 Vineyard Path, Mortlake, Richmond Upon Thames, London,

SW14 8EL

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)

Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Gway Kanokwuttipong

+44 (0)20 7034 4864

+44 (0)7456 888 750

gway.kanokwuttipong@acuitus.co.uk

Seller's Solicitors

Birketts LLP

Providence House 141-145 Princes Street

Ipswich

IP1 1QJ

Ben Squirrell

01473 406205

Ben-Squirrell@birketts.co.uk

Associate Auctioneers



Featherstone Leigh

Holbrooke House, 34 - 38 Hill rise

Richmond

Surrey

TW10 6UA

Russell Mann

07775 602 553

mann@featherstoneleigh.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024