

**Lot 1, 197 Upper Richmond Road West, East Sheen, London,
SW14 8QT**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Retail unit let until September 2032
- 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

17th September 2026

Rent

£25,000 per Annum Exclusive

Status

Available

Sector

Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

6.5 miles south west of Central London, 1.5 miles east of Richmond town centre

Roads

A205 (South Circular Road), 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 B, Residential - Band E

Description

The property comprises a retail unit on the ground floor and a self-contained 2 bedroom maisonette on the first floor.

VAT

VAT is not 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.

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	75.00	(807)	An Individual (t/a Hamlyns Exclusive Dry Cleaners)	20 years from 03/09/2012 until 02/09/2032	£25,000	03/09/2027 (02/09/2032)
First/Loft	2 bedroom maisonette	-	-	AN INDIVIDUAL	189 years from 25/12/1989 until 24/12/2114	Peppercorn	(24/12/2114)
Total Approximate Commercial Floor Area		75.00 (1)	(807) (1)			£25,000	

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

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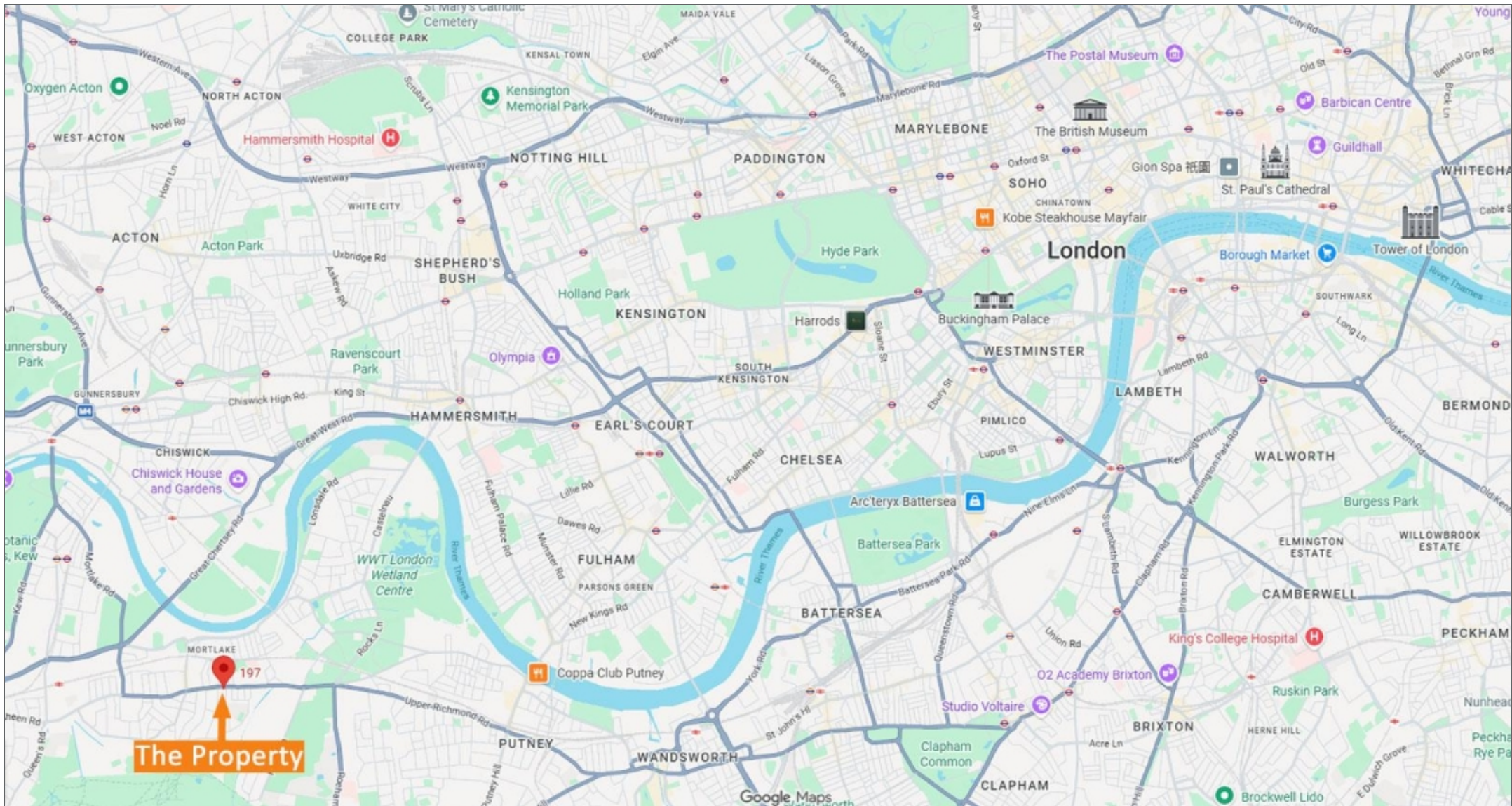
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