

**Lot 1, 76 to 78a Sheen Lane, East Sheen, London,
SW14 8LP**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Freehold London Retail and Residential Investment with Redevelopment Potential

www.acuitus.co.uk

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Property Information

Freehold London Retail and Residential Investment with Redevelopment Potential

- Includes 2 Retail Units and 2 Self Contained Flats
- Medium Term Residential Redevelopment Potential, Subject to Consents
- Highly Affluent and Attractive South West London Location
- Approximate Site Area of 0.05 Hectares (0.11 Acres) with Prominent Frontage to Sheen Lane
- 250 metres Mortlake Railway Station with Direct Services to London Waterloo
- Neighbouring occupiers include Chestertons, Hampton, Waitrose, Boots, GAIL's, Superdrug and Caffè Nero

Lot

1

Auction

29th October 2026

Rent

£97,400 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail,
Residential, Development

Auction Venue

Live Streamed Auction

Location

Miles

6 miles south-west of Central London, 1.5 miles east of Richmond, 3 miles south-west of Hammersmith

Roads

South Circular Road (A205), A316, M4 (Junctions 1 & 2)

Rail

Mortlake Rail Station (23 minutes to London Waterloo)

Air

London Heathrow Airport, London City Airport

Situation

East Sheen is an affluent and desirable south-west London suburb within the London Borough of Richmond upon Thames. The area benefits from excellent communications via the A205 (South Circular Road) and via South- West Trains' Mortlake Train Station some 250 metres north of the property.

The property is prominently situated on the west side of Sheen Lane approximately 50 metres north of its busy junction with Upper Richmond Road West (A205 South Circular Road), which together with Sheen Lane forms East Sheen's principal retail centre, providing an eclectic range of national and independent retailers, cafés, restaurants and other amenities. Richmond Park and the River Thames are also within easy reach. Neighbouring occupiers include Chestertons, Hamptons, Waitrose, Boots, Gail's, Superdrug and Caffè Nero.

Tenure

Freehold.

EPC

76 Sheen Lane: Band C. 76 Sheen Lane (Flat): Band D. 78 Sheen Lane: Band B. 78a Sheen Lane (Flat): Band D.

Description

The property comprises a substantial mixed-use Victorian building providing two retail units on the ground floor, together with a self contained one-bedroom flat and a three-bedroom maisonette on the upper floors.

The property benefits from a site area of approximately 0.05 Hectares (0.11 Acres) with a prominent frontage to Sheen Lane and has a potential for a substantial residential medium term redevelopment (subject to obtaining the required consents).

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
76 Sheen Lane	Ground	Retail	196.93	(2,119)	MASTERING MATHEMATICS LIMITED (CRN SC729205) t/a Mathnasium (2)	10 years from 29/11/2024 (3)	£26,500	29/11/2029 (28/11/2034)
78 Sheen Lane	Ground	Retail	126.20	(1,358)	LADBROKES BETTING & GAMING LIMITED (CRN 00775667) t/a Ladbrokes (4) In occupation for over 25years.	5 years from 29/09/2025 (5)	£25,000	29/09/2028 (28/09/2030)
76 Sheen Lane	First	x 1 bedroom flat	49.00	(527)	INDIVIDUALS	Periodic Tenancy	£19,500	-
78a Sheen Lane	First/Second	x 3 bedroom maisonette	121.00	(1,302)	INDIVIDUALS	Periodic Tenancy	£26,400	(30/10/2026) (6)
Total Approximate Floor Areas			493.13	(5,306)			£97,400	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk). The residential floor areas are those published in the Energy Performance Certificates .(<https://www.gov.uk/find-energy-certificate>).

(2) Mathnasium is an international maths tuition provider offering personalised maths instruction to children aged 4–16. Founded in 2002, Mathnasium now operates over 1,200 learning centres worldwide (www.mathnasium.co.uk).

(3) As for Mathnasium, the lease provides for a Tenant's option to determine the lease on 29/11/2029, subject to serving six months' notice.

(4) LADBROKES BETTING & GAMING LIMITED (CRN: 00775667) is part of Entain plc, one of the world's largest sports betting and gaming groups. Ladbrokes and Coral form part of Entain's UK retail network of over 2,400 shops. For the year ended 31 December 2024, the company reported a Revenue of £1,013,100,000, Pre-Tax Profit of £146,900,000 and Net Assets of £1,326,100,000 (Annual Report and Financial Statements as published on Companies House: 09/09/2026).

(5) As for Ladbrokes, the lease provides for a Tenant's option to determine the lease on 29/09/2028, subject to serving six months notice.

(6) As to the flat at 76a Sheen Lane, the Tenant has served notice to determine the residential tenancy on 30 October 2026.

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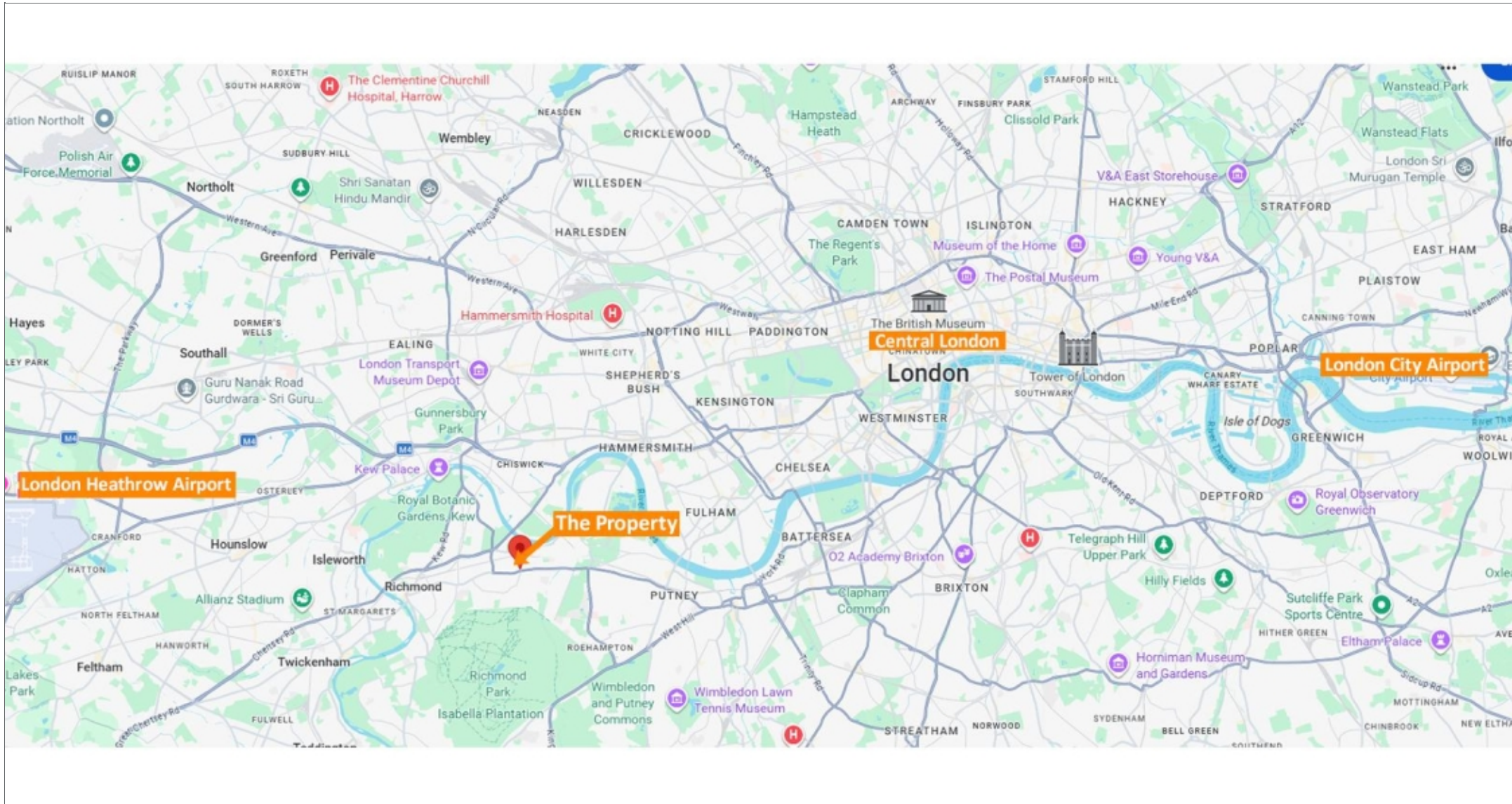


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