

Lot 2

£23,135 per annum exclusive

376 Upper Richmond Road West, East Sheen, London SW14 7JU

Freehold Retail and Residential Investment



Key Details

- Ground Floor trading as Eureka Kitchen Design
- Popular and highly affluent South West London suburb
- Prime position on busy A305
- Forms part of a popular retail parade with Waitrose a short distance away

Location

Miles: 2 miles east of Richmond
8 miles south-west of Central London
Roads: A305 (South Circular Road)
Rail: Mortlake Rail & North Sheen Rail (25 mins to Waterloo)
Air: London Heathrow Airport

Situation

East Sheen is an affluent and desirable South West London suburb some 2 miles east of Richmond. The property is situated on the northern side of the busy Upper Richmond Road West (A205 South Circular Road) within an established retail parade comprising independent retailers, with Waitrose and Bathstore both located a short distance away. The property benefits from strong road and rail access with Mortlake and North Sheen stations located nearby, providing an approximate journey time of 25 minutes to London Waterloo.

Description

The property comprises a ground floor retail unit with three self-contained residential apartments on first and second floors which have been let on long leases.

Tenure

Freehold.

VAT

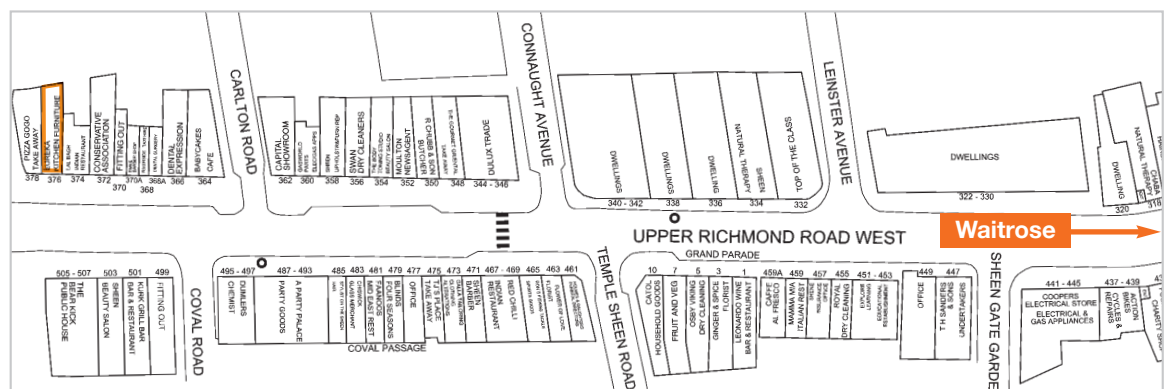
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
376	Ground	Retail	51.15 sq m (550 sq ft)	INDIVIDUAL (sub let to Eureka Kitchen Design Limited) (1)	6 years from 18/09/2012	£22,385	25/09/2018
376A (Flat 1)	Second	Residential	Two Bed Flat	INDIVIDUAL	99 years from 25/12/2005 (2)	£250	24/12/2014
376B (Flat 2)	First	Residential	Two Bed Flat	GREATEST COMPANY S.A	99 years from 25/12/2005 (2)	£250	24/12/2014
376C (Flat 3)	Ground/First (rear)	Residential	One Bed Flat	INDIVIDUAL	99 years from 25/12/2005 (2)	£250	24/12/2014
Total Commercial Area			51.15 sq m (550 sq ft)			£23,135	

- (1) Eureka Kitchen Design Limited have been designing kitchens and bedrooms throughout Richmond and West London for over 20 years (Source: eurikakitchen.co.uk 10/02/2017).
- (2) The seller has served notice on the residential tenants, pursuant to Section 5B of the Landlord and Tenant Act 1987.



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