

LEASEHOLD FOR SALE



Upper Richmond Road West, SW14

£ 12,000 Per Annum

Highlight Features

- ✓ £15,000 Premium/Goodwill
- ✓ E Class Use
- ✓ OSP
- ✓ Parking Available
- ✓ Prime High Street Location
- ✓ Renewable Lease

Description

A well-maintained takeaway to let in a sought-after location. The property consists of ground floor space as well as a lower ground where the kitchen and WC are located. Further benefits include one off street parking space.

Location:

The premises are in a prime position on Upper Richmond Road West, SW14. Located within a 15-minute walk from Mortlake mainline station, providing a fast access into Richmond, Clapham Junction and Waterloo. The area benefits from high footfall and activity from the local office buildings as well as surrounding residential area. Local businesses include Waitrose, Tesco Express and Caffè Nero just to name a few.

Terms:

A fully repairing and insuring lease (FRI) which was for 5 years (renewable) from September 2019 with 3 yearly rent reviews.

Premium / Goodwill:

The owner is seeking a £15,000 goodwill / premium for the benefit of the leasehold, fixtures and fittings.

Accommodation:

40 Sq M / 430 Sq Ft

Usage:

We believe the premises fall under Class E / Sui Generis (previously an A1 use class) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with Richmond Council.

Business rates:

We believe this property should qualify for 100% relief as the rateable value is £9,400 as of 2022, however applicants are advised to make their own enquiries with London Borough of Richmond council.

EPC:

An EPC has been commissioned.

Legal Costs:

Each party to bear their own legal costs incurred in this transaction as well as the incoming tenant to bear landlord's legal costs.

Viewings:

Strictly by an appointment via Kingworths.

Map



Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: info@kingworths.com

