



Highlight Features

- ✓ £72,000 Premium/Goodwill
- ✓ E Class Use
- ✓ Free on Street Parking
- ✓ Ground Floor & Basement
- ✓ Next to Mortlake Station
- ✓ Patio
- ✓ Shower Facility
- ✓ Three Phase Electricity
- ✓ Two WCs

Description

A stunning commercial unit to let and leasehold for sale in a sought-after location, suitable for a variety of uses within E Class order. The property consists of ground floor space as well as a basement. Further benefits include two WCs, 25-30 covers, three phases electricity supply, shower facility, residents permit hours of between 10am to 12pm on adjacent roads and free parking within 5 minutes' walk on surrounding roads. Owner is selling due to relocation plans. This property offers any start up or existing businesses a great opportunity to base their business here in an affluent area with low overheads in terms of annual rent and zero business rates.

Location:

The premises are in a prime position on Sheen Lane, Mortlake, SW14. Located within a stone's throw away from Mortlake mainline station, which provides a fast access into Richmond, Clapham Junction and Waterloo. The area benefits from high footfall and

activity from the local office buildings, train station as well as surrounding residential area. Local businesses include Waitrose, Tesco Express, Caffe Nero and world-famous Rick Stein's seafood restaurant just to name a few. Putney, Barnes and Richmond are all within 10 - 15 minutes' drive.

Terms:

An assignment of a fully repairing and insuring lease (FRI) which was for 10 years from February 2020 with 3 yearly rent reviews at an annual rent of £12,000.

Premium / Goodwill:

The owner is seeking a £72,000 goodwill / premium for the benefit of the leasehold, fixtures and fittings.

Accommodation:

Ground floor: 47 Sq M / 506 Sq Ft

Basement: 33 Sq M / 355 Sq Ft

Total: 80 Sq M / 861 Sq Ft

Usage:

We believe the premises fall under Class E / Sui Generis (previously an A3 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, however applicants are advised to make their own enquiries with London Borough of Richmond council.

EPC:

An EPC has been commissioned.

Vat:

No Vat applicable in the rental amount.

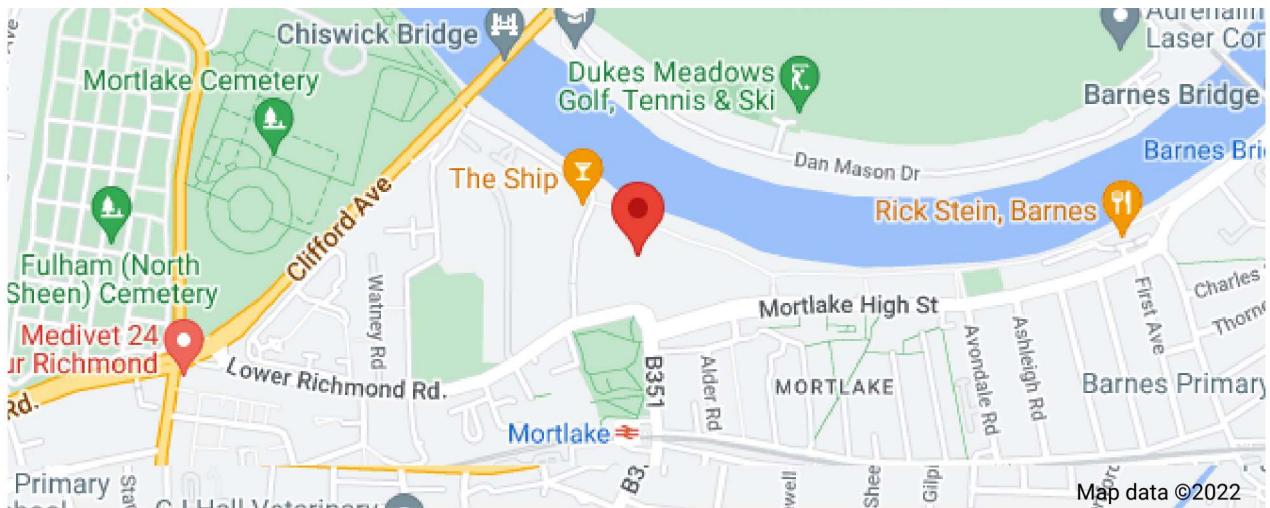
Legal Costs:

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

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