

TO LET

27.9 SQ. M (300 SQ. FT) APPROX.

49 SHEEN LANE, EAST SHEEN, LONDON SW14 8AB

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

- **RETAIL PREMISES IN PRIME LOCATION**
- **IN CLOSE PROXIMITY TO TESCO EXPRESS AND MORTLAKE RAILWAY STATION**
- **NEW LEASE AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

49 SHEEN LANE, LONDON SW14 8AB

LOCATION

The property is situated on the east side of Sheen Lane (B351) in close proximity to Mortlake railway station.

There are a number independent retailers and cafes in Sheen Lane as well as a Tesco Express and Esso petrol station.

DESCRIPTION

The property comprises a retail shop most recently trading as a hairdressers. There is a kitchenette and WC to the rear.

There is metered parking in Sheen Lane as well as a pay and display car park with a maximum of 2 hours parking.

ACCOMMODATION

The property has a total net internal floor area of approximately:-

27.8 sq. m (300 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£16,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £8,900

The property may qualify for 100% business rates relief and further details are available from the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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