

FOR SALE

LONG LEASEHOLD INVESTMENT

341 UPPER RICHMOND ROAD WEST, EAST SHEEN SW14 8QN

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

- **LONG LEASEHOLD INVESTMENT**
- **GROUND FLOOR AND BASEMENT**
- **124 SQ. M (1335 SQ. FT) APPROX.**
- **RENTAL INCOME £42,500 PA RISING TO £45,000 PA FROM 14TH JULY 2024**
- **REPRESENTING A YIELD OF 9%**

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.

341 UPPER RICHMOND ROAD WEST, SW14 8QN

LOCATION

The property is located on Upper Richmond Road West (A205 South Circular Road) on the corner of Richmond Park Road.

Mortlake Railway station is under half a mile and for road communications, access to the A316 is just under 1 mile.

DESCRIPTION

The property comprises a former bank premises laid out over ground floor and basement levels.

The property is occupied and fitted as a physiotherapy and pilates studio and as a former bank retains many original features including a double height ceiling.

For further details of the existing tenants, please see their web site www.coreldn.com

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
Ground Floor	80	861
Basement	44	474
TOTAL	124	1335

Floor plans available on request.

TENURE

New 999 year lease, subject to the occupational lease as set out below.

OCCUPATIONAL LEASE

Granted to Core Physiotherapy and Pilates Limited for a term of 10 years from 14th July 2022. Rent review 14th July 2027.

A copy of the lease is available upon request.

RENTAL INCOME

£42,500 per annum rising to £45,000 per annum from 14th July 2024.

PRICE

Offers in the region of £550,000

BUSINESS RATES

2023 Rateable Value: £34,250

ENERGY PERFORMANCE RATING

Energy Rating: D85

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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

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