

TO LET

206.4 SQ. M (2222 SQ. FT) APPROX.

40 SHEEN LANE, LONDON SW14 8LW

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **PROMINENT RESTAURANT PREMISES**
- **MIXED A4/A3 USE**
- **LARGE BASEMENT BAR AREA**
- **REAR GARDEN**
- **NO PREMIUM**

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.

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LOCATION

The property is situated on the west side of Sheen Lane (B351) on the corner of St.Leonards Road in close proximity to Mortlake railway station.

There is a good selection of independent retailers and cafes in Sheen Lane as well as a Tesco Express and Esso petrol station. There is a pay and display car park adjoining East Sheen Library in Sheen Lane and well as metered parking directly outside the property.

DESCRIPTION

The property comprises a prominent corner premises benefitting from mixed A4/A3 use which was refurbished and re-fitted to a high standard by the former occupier.

The ground floor comprises a bar and restaurant/seating area, fully fitted kitchen and male and female WC's, one providing disabled access.

There are stairs to the basement bar with further male & female WC's and access to a rear garden.

To the front of the property is a small forecourt area which could be utilised for outside seating.

ACCOMMODATION

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

Ground Floor	107.7 sq. m	1160 sq. ft
Basement	98.7 sq. m	1062 sq. ft
TOTAL	206.4 SQ. M	2222 SQ. FT

TENURE

Available on a new lease for a term by arrangement.

RENT

£37,000 per annum exclusive.

No Premium

BUSINESS RATES

2017 Rateable Value: £37,500

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: E115

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

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

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