

FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

27—31 ROEHAMPTON HIGH STREET, LONDON SW15 4HL



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

020 8977 2204

- **RETAIL AND RESIDENTIAL INVESTMENT / ASSET MANAGEMENT OPPORTUNITY**
- **VACANT GROUND FLOOR RETAIL UNIT**
- **3 LONG LEASEHOLD 1 BEDROOM FLATS**

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.

27—31 ROEHAMPTON HIGH STREET, SW15 4HL

LOCATION

The property is located on Roehampton High Street, close to the junction with Rodway Road.

The High Street adjoins Roehampton Lane (A306) which provides access directly onto the A3, within approximately 9 miles of central London and 5 miles of Kingston upon Thames.

Other nearby traders include a Post Office, dry cleaners, public house, café and take-aways.

DESCRIPTION

The property comprises a ground floor shop with a frontage of approximately 15m. The shop previously traded as a convenience store and off licence with rear WC and storage. There is access to potential parking at the rear of the property via double gates from Rodway Road.

ACCOMMODATION

The ground retail unit has an approximate net internal floor area of

184 sq. m (1980 sq. ft)

TENURE

Freehold subject to the leases as set out below:-

PRICE

Offers in the region of £400,000

BUSINESS RATES

2017 Rateable Value: £35,000

ENERGY PERFORMANCE RATING

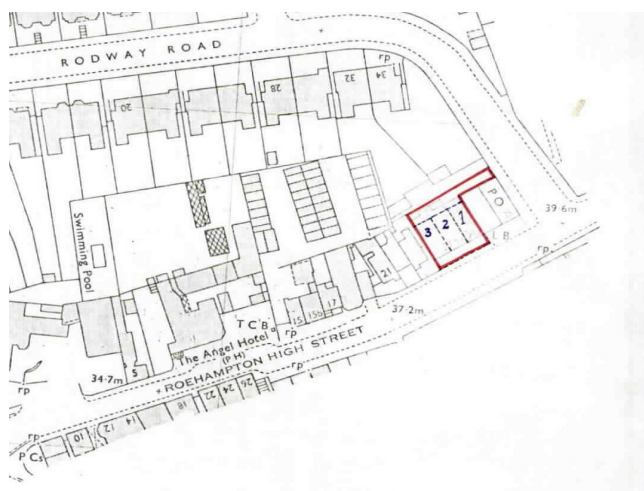
Energy Rating: D95

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

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



ADDRESS	LEASE	RENT PA
27A Roehampton High Street	99 years from 24/6/1988	£75 (rising 6/21)
29A Roehampton High Street	189 years from 24/6/1988	£75 (rising 6/21)
31A Roehampton High Street	189 years from 24/6/1988	£100 (rising 6/21)
27—31 Roehampton High Street	VACANT	
	TOTAL	£250

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

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