



135 Sheen Lane, London SW14 8AE

Prominent Ground Floor Retail Unit with Basement

FOR SALE

Area: 1,293 FT² (120M²) | Price:£460,000|



Basement
Basement storage



Cafe
Quality fitout as a
cafe



CCTV
In operation



Location
Highly desirable
location on Sheen
Lane

LOCATION:

East Sheen is a densely populated suburb situated between Richmond and Putney and is approximately 7 miles to the South West of Central London. Mortlake mainline station is a short distance and the M3, M25, City Centre and Heathrow are all easily accessible by car. The property is situated at the Upper Richmond Road end of Sheen Lane with Mortlake Station moments away. This is a popular trading location with numerous shops, cafes, restaurants and bars.

www.stirlingshaw.co.uk

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DESCRIPTION:

The property comprises beautifully refurbished ground floor commercial space that is currently operating as a cyclist themed café with stunning original period features, excellent internal configuration and natural light from several skylight windows. The unit offers open-plan street fronted space and benefits from a large sales counter and kitchen area, rear access for deliveries, an additional rear seating area and bike storage as well as basement storage and a separate WC. Suitable for a variety of businesses within E use Class.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	1,293	120
TOTAL	1,293 sqft	120 sqm

AMENITIES:

- Excellent internal configuration
- Rear access for deliveries
- Separate WC and basement storage
- Stunning period features
- Large sales counter and kitchen
- CCTV

PRICE: £460,000

VAT: Applicable.

SERVICE CHARGE: n/a

RATES PAYABLE: The rateable value according to the VOA is: £23,250.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

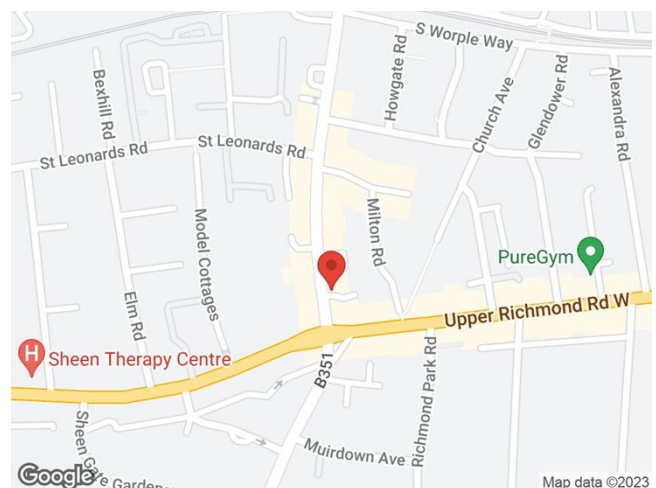
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