



## 135 Sheen Lane, London SW14 8AE

*Prominent Ground Floor Retail Unit with Basement*

### FOR SALE

Area: 1,293 FT<sup>2</sup> (120M<sup>2</sup>) | 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.

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## 135 Sheen Lane, London SW14 8AE

### 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
<b>TOTAL</b>	<b>1,293 sqft</b>	<b>120 sqm</b>

### 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.

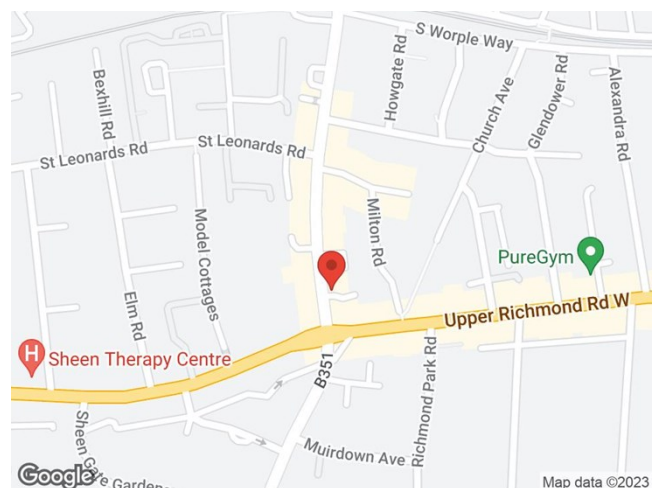
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