



Stirling Shaw

Real Estate Consultants

☎ 020 3105 2256



13 Temple Sheen Road, East Sheen SW14 7PY

Corner Retail Unit with Outside space

TO LET

Area: 534 FT² (50M²) | Rent: Per Annum



Availability
Available for
immediate
occupation



Natural Light
Good natural light



Secure Yard
Rear courtyard



Parking
On-street parking

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 and North Sheen mainline stations are a short distance away and the M3, M4 Motorways and Heathrow Airport are all easily accessible by car. The property is situated on Temple Sheen Road, just off the high street and a few hundred feet from Waitrose and a host of major retailers including: Harris & Hoole, Gail's and Amazon Fresh.

www.stirlingshaw.co.uk

Misrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Stirling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. 4. All information and correspondence is Subject To Contract



13 Temple Sheen Road, East Sheen SW14 7PY

DESCRIPTION:

A delightful corner retail unit arranged at ground floor level and divided into two main rooms with internal storage space. The property also benefits from a characterful frontage, a WC and a generous rear courtyard, also accessible via the side road.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	534	50
TOTAL	534 sqft	50 sqm

AMENITIES:

- Good internal layout
- Access to rear via side road
- Characterful frontage
- Generous rear courtyard
- Internal storage
- Good natural light

LEASE: A new lease offered, the terms of which are to be agreed.

RENT: Per Annum **VAT:** Applicable.

SERVICE CHARGE: Upon application. **RATES PAYABLE:** The property is listed on the VOA website as having a current rateable value of £7,100.

EPC: Available upon request. **LEGAL COSTS:** Each party to be responsible for their own legal costs.

CONTACT:



Julius de Mattos
07969 395767
jdemattos@stirlingshaw.co.uk



Andy Shaw
07498 854767
ashaw@stirlingshaw.co.uk