



# 13 Temple Sheen Road, East Sheen SW14 7PY

Corner Retail Unit with Outside space

# TO LET

Area: 534 FT<sup>2</sup> (50M<sup>2</sup>) | Rent: £22,500 Per Annum



Availability Available for immediate

occupation

Natural Light Good natural light

Secur Rear

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.

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## 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:

	FLOOP			
	FLOOR	AREA SQFT	AREA SQM	
	Ground Floor	534	50	
	TOTAL	<b>534</b> sqft	<b>50</b> sqm	
AMENITIES:				
<ul> <li>Good internal layout</li> <li>Access to rear via side road</li> <li>Characterful frontage</li> </ul>		<ul><li>Generous rear courtyard</li><li>Internal storage</li><li>Good natural light</li></ul>		
LEASE:	A new lease offered, the terms	A new lease offered, the terms of which are to be agreed.		
RENT:	£22,500 Per Annum	VAT:	Applicable.	
SERVICE CHA	RGE: 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:				



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