



13 Temple Sheen Road, East Sheen SW14 7PY

Corner Retail Unit with Outside space

TO LET

Area: 534 FT² (50M²) | Rent: £22,500 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.

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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: £22,500 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:



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