



# Stirling Shaw

Real Estate Consultants

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## 11b & 13 Temple Sheen Road, East Sheen SW14 7PY

*Ground Floor Retail Unit & Workshop*

**TO LET**

**Area: 1,179 FT<sup>2</sup> (110M<sup>2</sup>) | Rent: £35,000**



**Availability**  
Available for  
immediate  
occupation



**Location**  
Located off the  
High Street



**Secure Yard**  
Generous rear  
courtyard



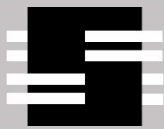
**Area**  
534 - 1,179 sq ft

### 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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## 11b & 13 Temple Sheen Road, East Sheen SW14 7PY

### DESCRIPTION:

Two commercial units offered either together or separately, comprising:

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.

Self-contained commercial/workshop space arranged at ground floor and mezzanine levels with private entrance, WC and excellent internal configuration.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Retail	534	50
Workshop	645	60
<b>TOTAL</b>	<b>1,179 sqft</b>	<b>110 sqm</b>

### AMENITIES:

- x2 commercial units available
- Characterful frontage
- Self-contained commercial/workshop space
- Retail unit with good internal layout
- Generous rear courtyard
- Mezzanine level

**LEASE:** New lease/s offered, the terms of which are to be agreed.

**RENT:** £35,000

**VAT:** Applicable.

**SERVICE CHARGE:** Upon application.

**RATES PAYABLE:** Each 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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