



# Stirling Shaw

Real Estate Consultants

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## 135 Sheen Lane, London SW14 8AE

*Prime Retail Unit*

### TO LET

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



**Area**  
1,293 sq ft



**Basement**  
Basement for additional storage



**Natural Light**  
Excellent natural light



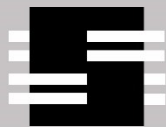
**Location**  
High footfall location

#### 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 presented retail/commercial space arranged at ground floor level with a basement for additional storage. The unit has excellent natural light and boasts original tiling and ornate windows and it is well configured internally. Other amenities include a kitchen, WC, rear access for deliveries, an additional rear seating area as well as space that is currently used for bike storage. Suitable for a variety of businesses within E use Class.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	1,195	111
Basement	98	9
<b>TOTAL</b>	<b>1,293 sqft</b>	<b>120 sqm</b>

### AMENITIES:

- Excellent internal configuration
- Rear access for deliveries
- Basement storage
- Stunning period features
- High footfall location
- Kitchen and WC

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

**RENT:** **VAT:** Applicable.

**SERVICE CHARGE:** Upon application. **RATES PAYABLE:** According to the VOA the rateable value is £23,250

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

### CONTACT:



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