



135 Sheen Lane, London SW14 8AE

Prime Retail Unit

TO LET

Area: 1,293 FT² (120M²) | Rent: ROA Per Annum



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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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
TOTAL	1,293 sqft	120 sqm

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: ROA Per Annum **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.

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