

## RETAIL PREMISES AVAILABLE

**264 Upper Richmond Road, East Sheen, London, SW14 7JE**



### LOCATION

East Sheen is an affluent suburb of South-West London. The premises are prominently positioned fronting Upper Richmond Road, the A205, which forms part of the 'South Circular Road', close to the junction with Sheen Lane. Adjacent retailers include Robert Dyas, Superdrug, Waitrose, Feather and Black, Headmasters, WH Smith, Barclays, Costa, Toni & Guy, Tesco Express, Boots and Carpetright.

The Waitrose car park is to the rear, accessed adjacent to Feather and Black, providing approximately 120 parking spaces, wherein the first 90 minutes are free.

### ACCOMMODATION

The premises are designed over ground and first floor levels, with rear servicing, comprising the following approximate net internal areas:-

Ground Floor NIA:	267 sq m	(2,879 sq ft)
First Floor Sales NIA:	211 sq m	(2,267 sq ft)
Total NIA:	478 sq m	(5,146 sq ft)

### TENURE

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease for a term of 34 years commencing 25th March 1989, subject to 5 yearly upwards only rent reviews, at the passing annual rent of £89,750 exclusive.

### RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value: £88,500                      UBR (2018/19): 47.9p                      Rates Payable: £42,391

### VIEWING

Staff are unaware of the potential availability, so for further information or to arrange an inspection please contact:

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April 2017



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For further details

**020 7569 9900**

EPC available on request  
Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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