MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

**RETAIL TO LET**

# 36 SHEEN LANE, EAST SHEEN, SW14 8LW

## SUMMARY

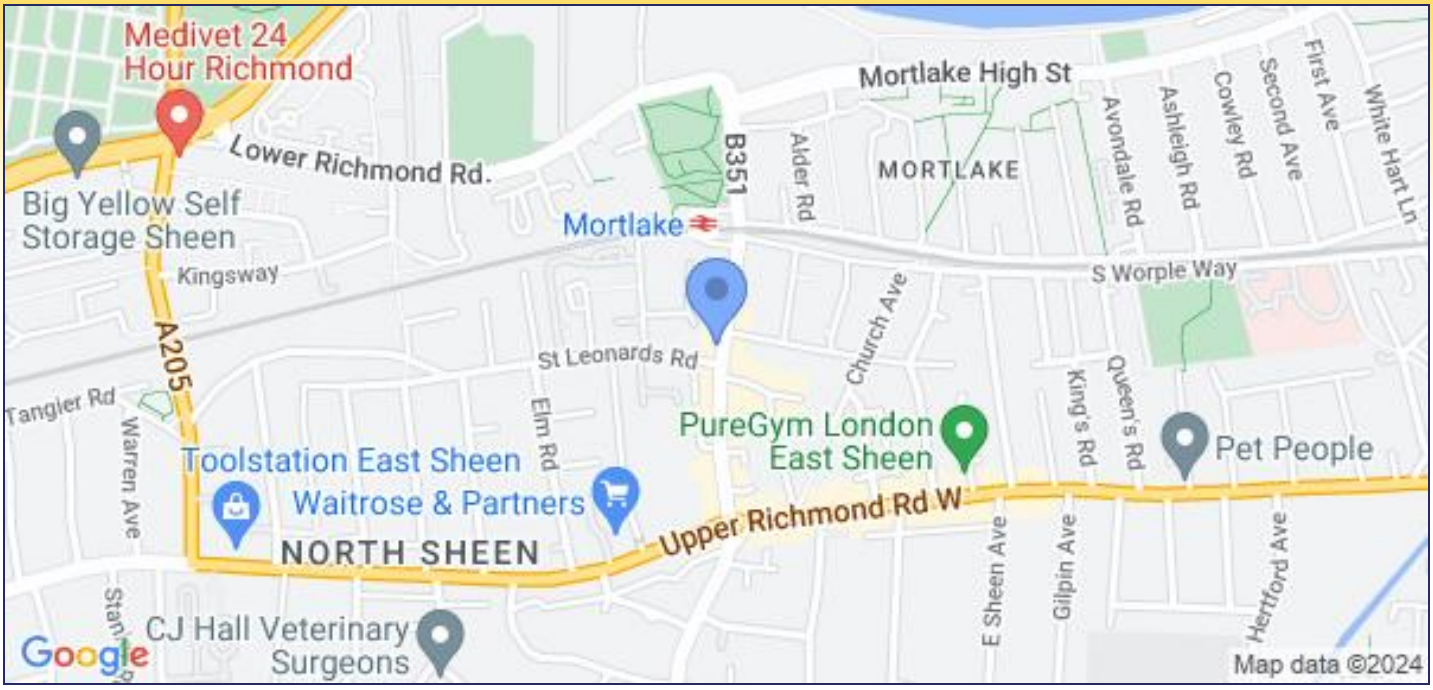
- **1,016 sq ft (94.42 sq m)**
- **E-Class Retail Premises**
- **Basement Storage**
- **To Let**
- **Rent: Upon application**
- **A new lease offered, the terms of which are to be agreed.**

## AMENITIES

- **Air-conditioning**
- **Characterful display frontage**
- **Good ceiling height**
- **Kitchen**
- **Rear access**
- **WC facilities**

**020 8940 2266**
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk




## LOCATION

The South Circular is a busy thoroughfare with a high volume of residential properties in the local area. It offers a varied selection of shops and restaurants and benefits from direct transport links to Waterloo from Mortlake and Barnes Stations. The property occupies a favourable position on Sheen Lane, which runs between Mortlake Station and Upper Richmond Road West.

## DESCRIPTION

This shop comprises ground floor retail space with rear yard access and basement storage, which itself includes a fitted kitchen and WC. The shop benefits from a characterful display frontage, high ceilings and air-conditioning.

## ACCOMMODATION

| FLOOR | SIZE |
|---|---|
| Ground floor retail zone a | 178 sq ft (16.54 sq m) |
| Ground floor retail zone b | 130 sq ft (12.08 sq m) |
| Ground floor internal storage | 352 sq ft (32.71 sq m) |
| Basement floor internal storage | 368 sq ft (34.20 sq m) |
| **Total** | **1,028 sq ft (96 sq m)** |

## LEASE / TERM

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

## RENT

Upon application

## RATES

The unit is listed on the VOA website as having a Rateable value of £13,750.

## VAT

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
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