

**251 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 8QS**

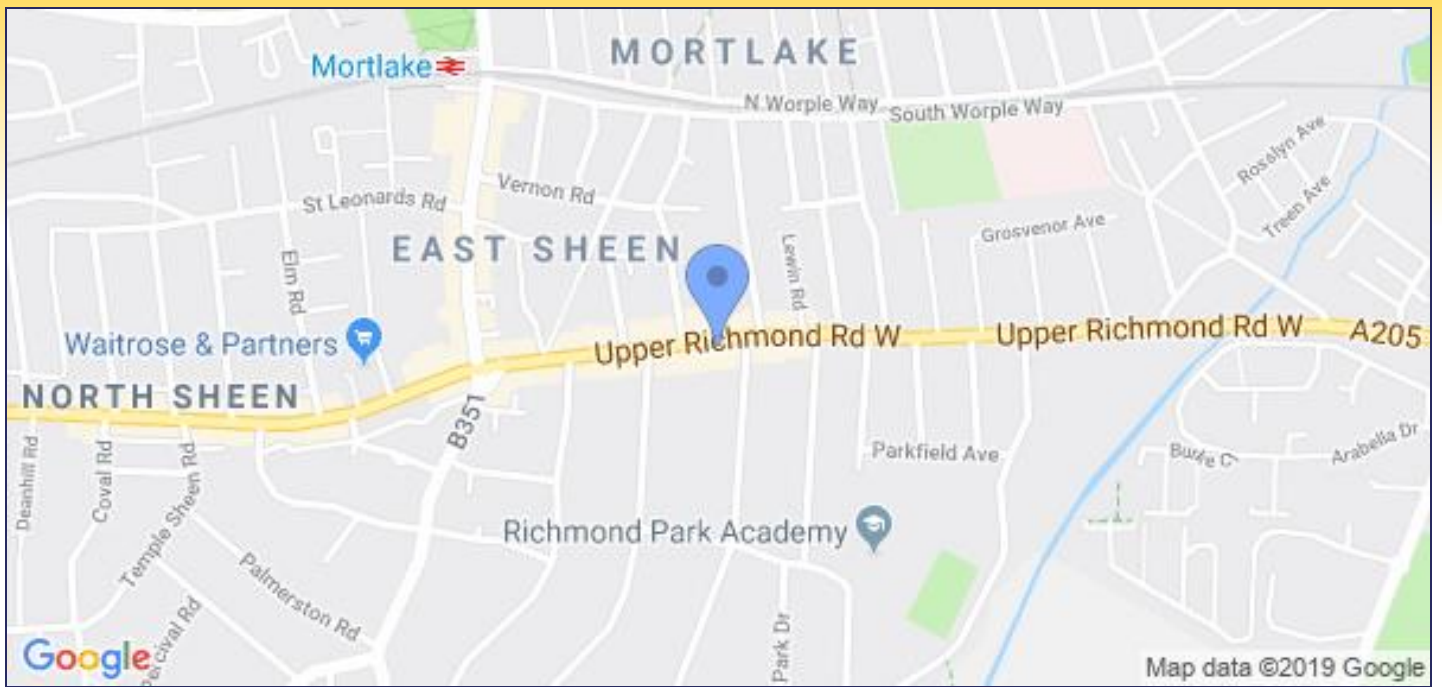


**SUMMARY**

- 316 sq ft (29.37 sq m)
- Lock-up shop
- Excellent footfall
- To Let
- Rent: £16,000 per annum exclusive
- The subject property is held on a lease expiring in June 2028 and is available by way of an assignment.

**AMENITIES**

- Excellent retail frontage
- Fully fitted kitchen with coffee machine
- Spot lighting
- Storage to the rear
- WC



## LOCATION

The South Circular is a busy thoroughfare with a high number of residential properties in the 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 the high street with high footfall.

## DESCRIPTION

The premises comprise ground floor retail space with storage to the rear and WC facilities. The shop has a good internal layout and is fully equipped to run as a cafe.

## ACCOMMODATION

FLOOR	SIZE
Ground floor	316 sq ft (29.37 sq m)
<b>Total</b>	<b>316 sq ft (29 sq m)</b>

## LEASE / TERM

The subject property is held on a lease expiring in June 2028 and is available by way of an assignment.

## RENT

£16,000 per annum exclusive

## VAT

## VIEWING

Viewing strictly by prior appointment with the agent:

Julius de Mattos  
020 8940 2266

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