

36 SHEEN LANE, EAST SHEEN, SW14 8LW



SUMMARY

- **1,016 sq ft (94.42 sq m)**
- **A1 Retail Premises**
- **Basement Storage**
- **Rent: £23,000 per annum exclusive**
- **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**



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 former window and glazing 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	674 sq ft (62.64 sq m)
Basement	342 sq ft (31.78 sq m)
Total	1,016 sq ft (94 sq m)

LEASE / TERM

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

RENT

£23,000 per annum exclusive

RATES

The unit is listed on the VOA website as having a Rateable value of £13,000.

VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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