

**196 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 8AN**

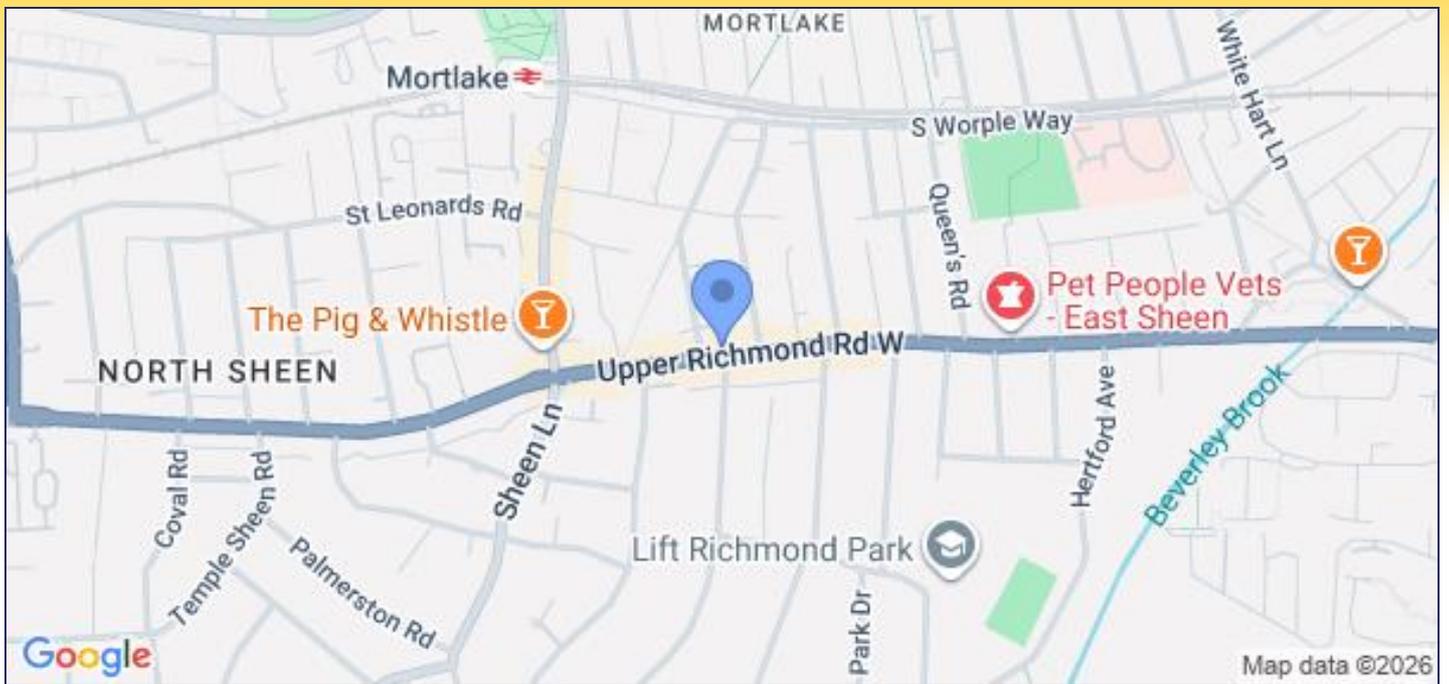


## SUMMARY

- 608 sq ft (56.51 sq m)
- Commercial Property Investment
- Lock-up shop on high footfall pitch
- Freehold for Sale
- Price: £350,000 (6.14% NIY)
- The property is let to ABC-OT LTD on a 5 year lease with a tenant only break at the end of year 2 at a rent of £22,000 per annum. The flat is subject to a 99 year lease granted in 1998; ground rent is £100 per annum and increases by £100 every 25 years.

## AMENITIES

- 6.14% Net Initial Yield
- Affluent area
- Busy retail pitch
- Highly visible
- Very marketable commercial unit
- Well let



## 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

Two-storey mid-parade mixed use property comprising a sold off residential flat and a single unit lock-up shop currently arranged on one level with a private meeting room, kitchenette and WC to the rear. The commercial unit, which is currently let to a business specialising in occupational therapy for children, has a good internal layout and generous display frontage.

## ACCOMMODATION

The sold off residential element comprises 2 bedrooms, reception, kitchen and bathroom with WC. A garage at the rear is also demised with the flat.

FLOOR	SIZE
Commercial Unit - ABC-OT LTD	633 sq ft (58.83 sq m)
<b>Total</b>	<b>633 sq ft (59 sq m)</b>

## LEASE / TERM

The property is let to ABC-OT LTD on a 5 year lease with a tenant only break at the end of year 2 at a rent of £22,000 per annum. The flat is subject to a 99 year lease granted in 1998; ground rent is £100 per annum and increases by £100 every 25 years.

## PRICE

£350,000 (6.14% NIY)

## RATES

The rateable value of the property is £18,131.

## VAT

VAT is not applicable

## EPC RATING

C56

## LEGAL COSTS

Each party to bear their own costs.

## VIEWING

Viewing strictly by prior appointment with the agent:

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