



A3/A5 SHOP AND UPPER PARTS FOR SALE 1948 SQ FT (181 SQ M)



**238, UPPER RICHMOND ROAD WEST,
LONDON SW14 8AG**

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LOCATION

The demised property is located along the busy A205 Upper Richmond Road West, in Sheen. A205 runs towards both Putney and Richmond Town Centre. Mortlake mainline rail station is a 5 minute walk from the property; Richmond Park is a 2 minute drive, through towards Kingston.

DESCRIPTION

The property is a two storey building with front and rear access. Front access to the retail area, through the ground floor area with rear access. The upper parts are accessed from the rear, leading to residential accommodation comprising of 6 x bedsits.

ACCOMMODATION

Ground floor:	974 sq ft (90.5 sq m)
1 st floor:	487 sq ft (45.2 sq m)
2 nd floor:	487 sq ft (45.2 sq m)

TENURE

Available on a free hold basis.

TERMS

£785,000 for the freehold interest.

Residential accommodation on the upper parts of this property are let; producing an income of £2,400 per month.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs in this transaction.

RATES

Business rates payable for 2008/9 £6,583

Domestic payable rates based on 'C' band - £1,373 for 2008/9

VIEWING

Strictly by appointment through sole agents: **BAKER COMMERCIAL**