

INVESTMENT

# FREEHOLD FOR SALE

020 8686 4400

GPCOMMERCIAL.CO.UK



**G&P PROPERTY**  
COMMERCIAL FOCUS

 210 Upper Richmond Road West  
East Sheen SW14 8AH



**MIXED USE INVESTMENT**

**FREEHOLD FOR SALE**

Viewing by appointment with Joint Agents

**G&P Property**

Tel 020 8686 4400

Nick Payne MRICS  
[nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)

**Franklin Commercial**

Tel 020 7117 2526

Simon Franklin  
[simon@shopsetc.com](mailto:simon@shopsetc.com)

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## INVESTMENT SUMMARY

- \* **Approx 213.92 sq m (2,303 sq ft)**
- \* **Income producing Sale & Leaseback in an affluent and busy location**
- \* **Mixed Use Freehold Investment**
- \* **Ground Floor and Basement let to Valentina**
- \* **Two self contained flats let on ASTS**
- \* **Total income £67,360 pa**
- \* **Price: £1,175,000**

### Location

Upper Richmond Road West, which forms part of the South Circular, is a busy thoroughfare with a high number of residential property 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/Accommodation

Established in 1991 in East Sheen Valentina has grown to a thriving family business with premises in both East Sheen and Weybridge,. This is an opportunity to acquire Valentina's restaurant premises in East Sheen via a sale and leaseback with a Lease granted back to Valentina in respect of the ground floor and basement.

The property provides commercial restaurant premises at ground and basement with two residential flats at first and second floor levels.



### Property Misdescriptions Act

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### Tenancy Details

The ground floor and basement is to be Leased back to Valentina for a Lease term to be agreed at £40,000 per annum.

The first and second floors flats are let on ASTS as follows:

First Floor Flat: £1100 pcm

Second Floor Flat: £1180 pcm

### Internal Area

Net internal areas as follows:

Ground Floor 106.83 sq m 1,150 sq ft

Basement 18.58 sq m 200 sq ft

**Total 125.41 sq m 1,350 sq ft**

1st Floor 1 Bed Flat:  
46.45 sq m 500 sq ft

Second Floor Studio Flat (Not inspected)  
( Approx 42.10 sq m 453 sq ft)

**Total 213.92 sq m 2,303 sq ft**

### Price:

£1,175,000 plus VAT (if applicable)-

### VAT

VAT is not applicable.

### Business Rates

According to the Government website the property has a Rateable Value of £17,000. The UBR for 2023/24 is 49.9p in the £.

### Legal costs

Each Party to bear their own legal costs incurred in this transaction.

### Energy Performance Certificate

Energy Performance Rating C (62).



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