

130 SHEEN ROAD, RICHMOND UPON THAMES, TW9 1UR

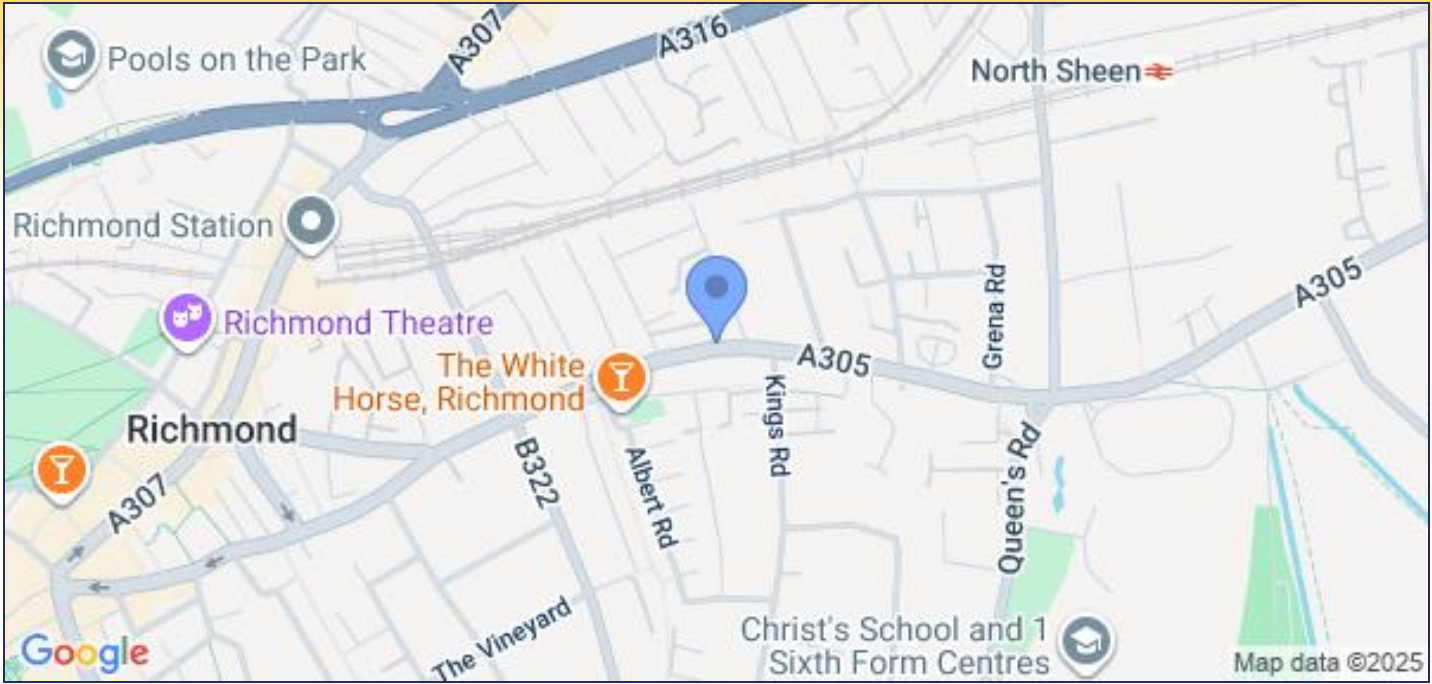


SUMMARY

- 3,126 sq ft (290.52 sq m)
- Mixed Commercial/Residential
- Main Road Location
- For Sale
- Price: OIEO £1,700,000
- The property is available on a freehold basis with vacant possession.

AMENITIES

- Attractive Period Retail Parade
- Close To Town Centre
- Current Trading Restaurant
- Development Opportunity
- Rear Access Road
- Residential Upper Parts



LOCATION

The property is in a prominent location within half a mile of Richmond Town Centre on this busy road which links Richmond with East Sheen. The nearby A316 provides direct road access to the M3 and in turn the M25 Orbital Motorway. Richmond station is within a few minutes walk and provides frequent services to London Waterloo, Clapham Jct and Wimbledon in addition the station is served by the District line and London Overground.

DESCRIPTION

The property comprises a terraced 3 storey brick building in an attractive retail parade, with an additional single storey to the rear. It consists of a retail unit on ground and basement, and has been trading as a restaurant for over 50 years. There is access from the front to the upper floors, which are presently providing one flat over 3 floors.

ACCOMMODATION

FLOOR	SIZE
Basement	651 sq ft (60.50 sq m)
Ground Floor	587 sq ft (54.55 sq m)
Rear Store (Ground)	397 sq ft (36.90 sq m)
First	615 sq ft (57.16 sq m)
Second	652 sq ft (60.59 sq m)
Third	224 sq ft (20.82 sq m)
Total	3,126 sq ft (291 sq m)

PRICE

OIEO £1,700,000

RATES

The commercial section has a Rateable Value of £17,000. The residential falls within Band D

VAT

VAT is not applicable

EPC RATING

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale	David Keates
020 8940 2266	020 8940 2266
r.farndale@martincampbell.co.uk	d.keates@martincampbell.co.uk

LEASE / TERM

MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

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Property Ref: 4823. Date: 2025