

PRELIMINARY DETAILS

**1, 1A & 5 SHEEN ROAD
2 UNION COURT
RICHMOND
TW9 1AD**



**FREEHOLD RETAIL OFFICE INVESTMENT
WITH
ASSET MANAGEMENT POTENTIAL
FOR SALE**

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**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
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Investment Summary

- Located in the highly affluent London Borough of Richmond upon Thames.
- Prime area in central Richmond.
- Fully let.
- Total income of £79,500 per annum. Due to concessions.
- Freehold.
- Asset management / development potential.

Location

Richmond is one of the most desirable locations in London to live, work and shop. This highly affluent London Borough is located approximately 8 miles to the west of Central London.

Transport links are excellent. Richmond station provides London Underground (District Line), Overground, and National Rail services (fastest journey time to London Waterloo – 19 mins). Both the M3 and M4 motorways are easily accessible. Heathrow Airport is only 12 miles to the west.

Richmond is an established commercial centre, with a host of national and international retailers, numerous bars and restaurants as well as an excellent leisure offering.

Situation

1, 1A, 5 Sheen Road and 2 Union Court are prominently situated in the centre of Richmond, virtually opposite Waitrose. The building is in a prime position a few minutes' walk from Richmond Station and close to Richmond Green.

Description

The building comprises a two retail building with offices above on first and second floors. The properties are fully occupied and 1 Sheen Road benefits from a roof terrace.

Accommodation

The property provides the following approximate floor areas.

Floor	Description	Sq Ft	Sq M
1 Sheen Road	Retail	392	36.42
1A Sheen Road	Office	533	49.52
5 Sheen Road	Retail	305	28.34
2 Union Court	Office	594	55.18

Amenities

- Central Heating
- Comfort Cooling
- LED lights
- Fluorescent lights
- Kitchenettes
- Male and Female WC

Tenancy schedule

Floor	Tenant	Lease	Rent
1 Sheen Road	Dexters London Limited	FRI 10 years expiring 23.6.32. Rent review 24.6.27.	£36,500 per annum exclusive
1A Sheen Road	Amanda Harris	Annual licence	£18,000 per annum
5 Sheen Road	SV London Limited	FRI 10 years expiring 30.4.29.	£33,000 per annum exclusive. (On a reduced rent of £25,000 per annum exclusive.
2 Union Court	SV London Limited	Part of 5 Sheen Road lease.	



Tenure

Freehold.

Asset Management / Development Potential

There are considerable asset management possibilities.

VAT

The property is elected for VAT.

Proposal

Upon Application.

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering:

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For further information please contact:

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Subject to Contract
July 2025

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