

**130 Sheen Road
Richmond
TW9 1UR**



**FREEHOLD COMMERCIAL AND RESIDENTIAL
BUILDING
WITH DEVELOPMENT POTENTIAL
FOR SALE**

020 8332 7788

**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.
www.michaelrogers.co.uk**

Property Summary

- Located in the highly affluent London Borough of Richmond
- Situated close to Richmond town centre and Richmond station
- Vacant possession
- Freehold
- Asset management / development potential

Location

130 Sheen Road is located less than a half mile from Richmond town centre. Richmond train station benefiting from National Rail, the District Line and the Overline is an approximate 10-minute walk. The A316 is close by providing direct access to the M3 and then on to the general motorway network.

The immediate location is renowned for its mix of shops, boutiques, public houses and cafes.

Description

The period property is part of a terrace and is arranged over basement, ground and three upper floors. There is an additional single storey to the rear. The commercial unit has rear access where there is also parking.





The amenities include: -

- Good retail frontage
- Basement WCs
- Basement kitchen
- Fully operating restaurant
- Extractor
- Rear access
- Workshop / storage
- Parking

The upper floors are currently being used as an apartment with its own self-contained entrance on Sheen Road.

The flat benefits from a kitchen and a bathroom with several rooms being used as bedrooms.





Accommodation

The property provides the following approximate floor areas.

Floor	Sq Ft	Sq M
Basement	651	60.50
Ground	587	54.55
Ground store	397	36.90
First	615	57.16
Second	652	60.59
Third	224	20.82
Total (approx.)	3,126	291.00

Lease

The building will be sold with vacant possession.

Energy Performance Certificate

Upon application.

Business Rates

The unit is listed as restaurant and premises. We have been advised that rateable value is £17,000, giving rates payable of £8,483.00. This will rise to £23,750 in April 2026, giving rates payable of £11,851.25.

The flat is Council tax band D.

Tenure

Freehold.

Asset Management / Development Potential

There are asset management possibilities.

VAT

The property is not elected for VAT.

Price

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 January 2026

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