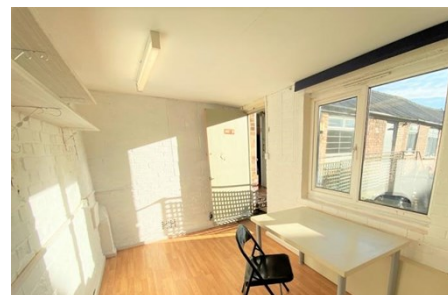


FOR SALE

FREEHOLD INVESTMENT

MJFINN COMMERCIAL

020-8995 5678



3 HAMPTON WORKS, R/O 119 SHEEN LANE, SHEEN SW14 8AE

829 sq.ft. (77 sq.m.)

Description: UNIT 3 Hampton Works comprises 5 offices/artist studios arranged over ground and first floors with external staircase and shared W.C./washroom (first floor).

- ▶ Studio A: 323 sq. ft. (30.0 sq. m)
- ▶ Studio B: 103 sq. ft. (9.6 sq. m)
- ▶ Studio C: 170 sq. ft. (15.8 sq. m)
- ▶ Studio D: 78 sq. ft. (7.2 sq. m)
- ▶ Studio E: 108 sq. ft. (10.0 sq. m)
- Shared area: 47 sq. ft. (4.4 sq. m)

TOTAL GIA: 829 sq. ft. (77.0 sq. m)

Location: Hampton Works is accessed from the service road east off Sheen Lane (B351) between Bumble's (No.117) and Sam Zenaldeen (No.119). Opposite Sheen Lane Health Centre/East Sheen Library. Only some 125 metres north of the junction of Sheen Lane with Upper Richmond Road (A205 – South Circular) and 300 metres from Mortlake station (South Western Railway). There is a wide variety of independent shops and restaurants present on Sheen Lane with many multiples along Upper Richmond Road. Bus routes serve Sheen Lane and Upper Richmond Road. Pay & Display/Pay by Phone parking on Sheen Lane plus Sheen Lane Car Park directly opposite. Derestricted parking in the roads running south off Upper Richmond Road.

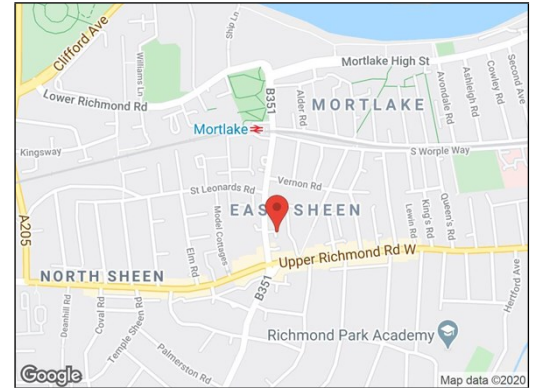
www.mjfinncommercial.co.uk

info@mjfinncommercial.co.uk | 11 Devonshire Mews, Chiswick, London W4 2HA

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

3 HAMPTON WORKS, R/O 119 SHEEN LANE, SHEEN SW14 8AE

- Features:**
- FREEHOLD INVESTMENT
 - Subject to subsisting Licence Agreements
 - Comprising 5 offices/artist studios
 - Income: £30,460 p.a.
 - Convenient and central location
 - Potential future development
 - BUSINESSES NOT AFFECTED
 - FOR SALE
 - Joint sole agents
- Terms:** Subject to contract and subsisting Licence Agreements
- Area:** 829 sq. ft. (77 sq. m.)
- Price:** £525,000
- Service Charge:**
- Rates:** Please contact the London Borough of Richmond upon Thames. Rateable value: £5,400.
- EPC:** E ()
- VAT:** VAT is not applicable.
- Legal Costs:** Each party to bear their own legal costs.
- Possession:** Immediately
- Viewing:** Strictly by appointment only.
- Contact:** Dee Hurley
020 8995 5678
info@mjfinncommercial.co.uk
- Luke Storey
02084008876
l.storey@vokins.co.uk



Subject to Contract: Aug-20

CONTACT US
020 8995 5678

info@mjfinncommercial.co.uk
www.mjfinncommercial.co.uk

11 Devonshire Mews
Chiswick, London W4 2HA

MJFINN
COMMERCIAL

3 HAMPTON WORKS, R/O 119 SHEEN LANE, SHEEN SW14 8AE

Subject to Contract: Aug-20

CONTACT US
020 8995 5678

info@mjfinncommercial.co.uk
www.mjfinncommercial.co.uk

11 Devonshire Mews
Chiswick, London W4 2HA

MJFINN
COMMERCIAL