

Key Investment Overview.

- East Sheen is an affluent London suburb in Richmond upon Thames
- Prime pitch adjacent to footfall generating anchor Waitrose and car park
- Sustainable tenant line up and positive occupational narrative
 - New letting at an improved rent to Dreams, 35% increase
 - New 5 year renewal to Superdrug at rebased rent
 - WH Smith recently removed 2025 break
- Proven reversion
- WAULT of 5.9 years to expiry and 3.3 years to break

Freehold

£3,375,000

reflecting an NIY

7.00%

reversionary yield

7.65% in 2027

capital value

£246 psf

(Subject to contract and exclusive of VAT).





East Sheen.

49% OF HOUSEHOLD INCOME ABOVE £70,000 PA

VOTED RIGHTMOVE'S **HAPPIEST PLACE TO LIVE**

CATCHMENT POPULATION OF 77.4% ABC1 SOCIAL GRADE



EAST SHEEN HAS A LOW UNEMPLOYMENT RATE OF

2.1%

MORE THAN **25,000 CARS** PASS DAILY



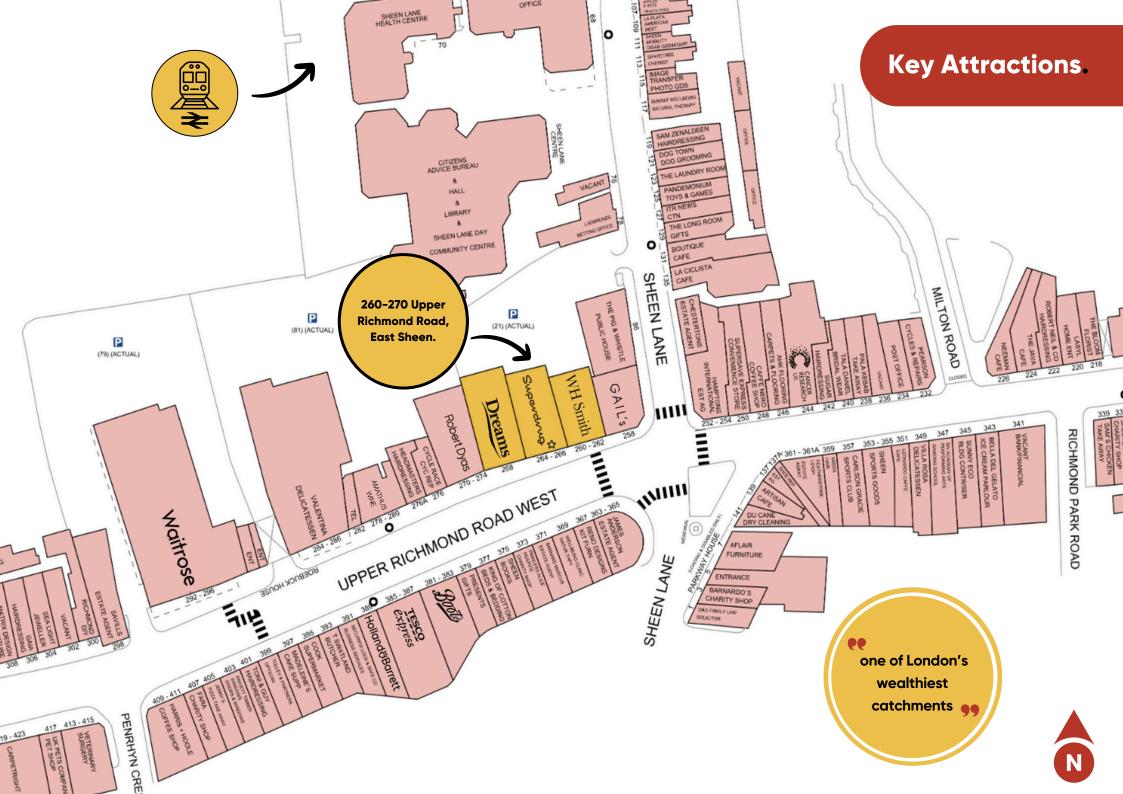




23 MINUTE TRAIN INTO CENTRAL LONDON

102,000 CATCHMENT POPULATION WITHIN 10 MINUTE DRIVE





Tenancy & Accommodation.

ADDRESS	TENANT	LEASE START	LEASE EXPIRY	BREAK	RENT PA	ERV	AREA SQ FT		COMMENTARY
260/262 Upper Richmond Road	WH Smith Ltd	10/11/2022	09/11/2027		£66,400	£90,000	Ground Floor First Floor TOTAL	2,222 2,049 4,271	2025 break has been removed
264/266 Upper Richmond Road	AS Watson t/a Superdrug	17/05/2024	16/05/2029	17/05/2027	£90,000	£90,000	Ground Floor First Floor TOTAL	2,570 1,887 4,457	Previous rent £94,700 3 months break penalty
268/270 Upper Richmond Road	Dreams Ltd	26/07/2024	25/07/2034	26/07/2029	£95,000	£95,000	Ground Floor First Floor TOTAL	3,013 1,949 4,962	5th year upward only rent review. 14 months rent free to be topped up by the vendor. Previous rent £70,000pa
TOTAL					£251,400	£275,000		13,690	

Tenure.

Freehold.

reversion to 7.65% in 2027





Proposal.

Offers in excess of

£3,375,000

Purchase at this price would reflect a NIY of

7.00% NIY

reversionary yield

7.65% in 2027

Subject to contract and exclusive of VAT. Allowing for standard purchasers' costs. This will be treated as a TOGC.

VAT.

This property is elected for VAT. It is anticipated that the sale will be treated by way of TOGC.

AML.

A purchaser will be required to provide appropriate ID information to satisfy Anti Money Laundering Regulations.



Contact Details.

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