

260-270 Upper Richmond Road
East Sheen, Richmond, SW14 7JE



London prime reversionary retail parade.

GcW.

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

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

VOTED RIGHTMOVE'S
HAPPIEST PLACE
TO LIVE



23 MINUTE TRAIN
INTO **CENTRAL**
LONDON

102,000
CATCHMENT
POPULATION
WITHIN 10 MINUTE
DRIVE



Key Attractions.

**260-270 Upper
Richmond Road,
East Sheen.**

“one of London’s wealthiest catchments”



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 2,222 First Floor 2,049 TOTAL 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 2,570 First Floor 1,887 TOTAL 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 3,013 First Floor 1,949 TOTAL 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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