

OFFICES FOR SALE

VIRTUAL FREEHOLD



61 - 67 MORTLAKE HIGH STREET
LONDON, SW14 8HL

3 UNITS AVAILABLE
595 – 2,617 SQ. FT.
(55.2 – 243.1 SQ. M.) GIA

Location

Situated within the London Borough of Richmond upon Thames, Mortlake is an established, attractive and desirable south west London location. It is situated approximately 6 miles from central London and is bounded by Chiswick to the north, East Sheen to the south, Barnes to the east and Richmond to the west.

Mortlake enjoys good transport links with Barnes Bridge mainline railway station circa 850m to the north east and Mortlake mainline railway station circa 340m to the south west of the site, providing regular services to Richmond (4 minutes) and London Waterloo (23 minutes).

Mortlake is served by various bus routes with a bus stop a few metres away from the main entrance to the site offering access to the 419 (Richmond to Hammersmith), 969 (Roehampton Vale to Whitton) and the N22 (Fulwell to Piccadilly Circus).

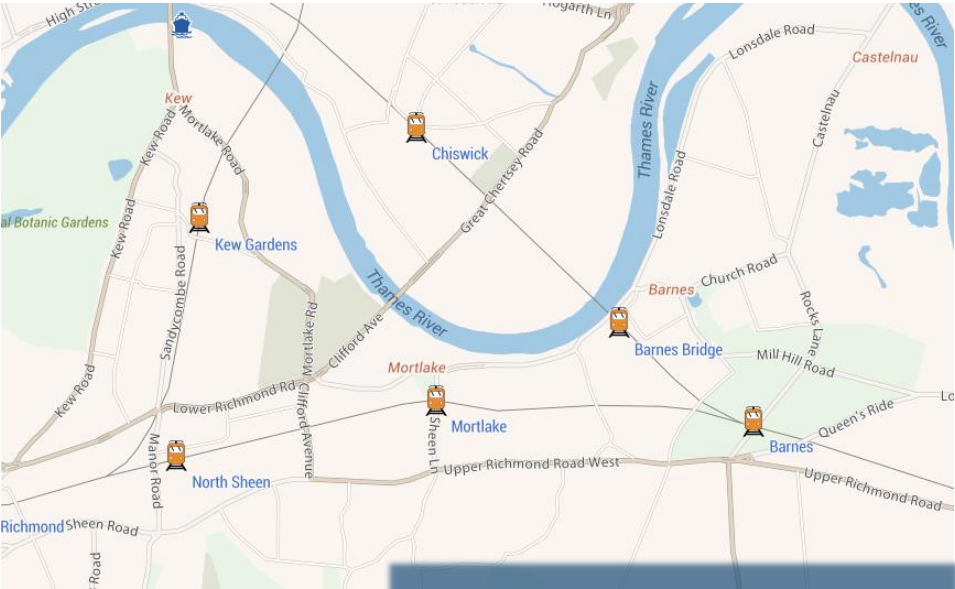
Road links from Mortlake are also very good; Junction 1 of the M4 is approximately 2 miles to the north and can be accessed via Mortlake Road (A205). The M3 is approximately 7.5 miles to the south west and can be easily reached via the A316. Heathrow Airport is approximately 13 miles to the west.



Various facilities are available along Mortlake High Street, with more extensive retail and leisure offerings within the nearby centres of Barnes, East Sheen and Richmond. The area also benefits from extensive green open space, with Mortlake Green being a short walking distance from the property and Richmond Park less than a mile to the south.

Situation

Boat Race House is situated on the north side of Mortlake High Street at its western end. It occupies an attractive position next to an historic section of the River Thames, bordering the property to the north. The name Boat Race House is derived from its situation by the finish line of the annual University Boat Race, a world-famous annual sporting fixture dating back to 1829. The Stag Brewery site is immediately to the west of the property. It comprises a 22-acre site where a comprehensive redevelopment is proposed, to provide a new and vibrant mixed-use district, which includes provision of new offices, shops, bars, restaurants, a gym, hotel and cinema as well as a rowing club, alongside 667 new private and affordable residential homes.



Mortlake (British Rail)	0.3 miles
Barnes Bridge (British Rail)	0.6 miles
Kew Bridge (British Rail)	1.1 miles

M4 - Junction 1 (Chiswick)	2.0 miles
Central London	6.0 miles
Heathrow Airport	13.0 miles



CITY CENTRE

ACTIVE

M&S



BARNES BRIDGE

roko
HEALTH CLUB

RICK STEIN

BOAT RACE HOUSE

MORTLAKE



Waitrose

Description

Each unit is located on the ground floor of traditional Victorian property dating from 1877, which we understand was originally part of a malthouse development. The subject property enjoys direct frontage onto Mortlake High Street.

The property measures **595 – 2,617 ft² GIA**.

Amenities

Each suite is to be comprehensively refurbished and will provide:

- Period brick-built character offices
- Air-conditioning
- Contemporary modern finishes
- New flooring
- Top quality interior design
- LED lighting
- Undercroft gated cycle spaces available

Tenure

Each property is available to purchase on a ‘virtual freehold’ basis; namely on a 999-year lease from 24 March 2000 at a peppercorn rent.

Sale Price

Unit	Size (Sq. ft.)	Size (Sq. m.)	Price	New Price Reduction
65a	595	55.27	£350,000	£315,000 + VAT
65b	635	58.99	£370,000	£330,000 + VAT
67	1,387	128.85	£750,000	£695,000 + VAT

EPC

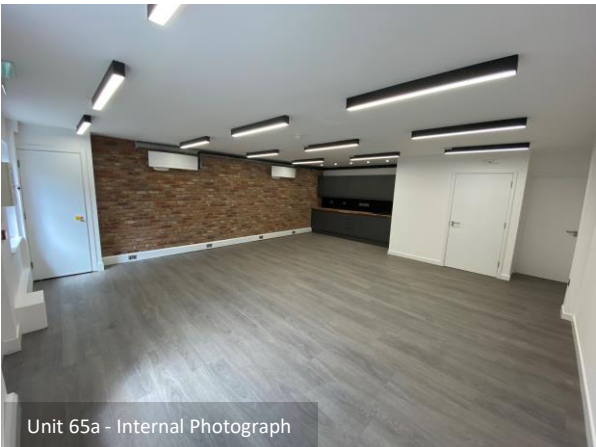
Rating: D (91)



Unit 65a - Internal Photograph



Unit 65a - Internal Photograph

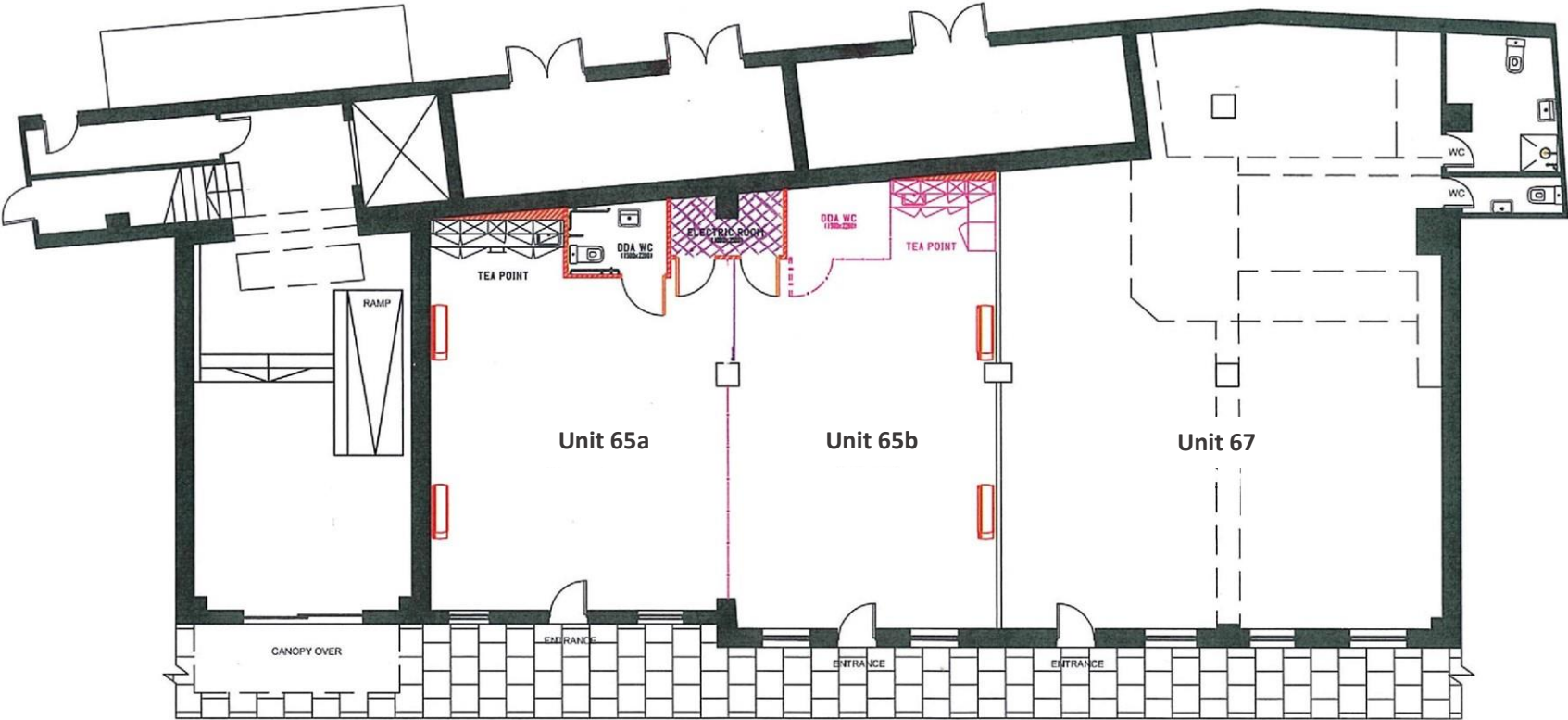


Unit 65a - Internal Photograph

Accommodation

On a gross internal basis, the available floor area of space equates to approximately: -

Unit	Size (Sq. ft.)	Size (Sq. m.)
65a	595	55.27
65b	635	58.99
67	1,387	128.85



Mortlake High St

Car Parking

On-street business car parking permits are available from London Borough of Richmond, who wish to support and encourage employment generating uses in the Borough. Permits are reasonably priced for businesses in Zone M, being £155 pa for the first car, £234 pa for the second car, and £310 pa for the third car upwards. The London Borough of Richmond advise that individual suites can apply for up to 5 car spaces. Applicants should verify this information themselves by contacting the London Borough of Richmond before acting upon it. Business permits can be used throughout the CPZ Zone M, (not just in spaces allocated for business use), which are otherwise only controlled during the hours of 9.00 – 11.00 Monday to Friday. Visitors and employees needing space outside these restricted hours may park in allocated CPZ zones free of charge.

Business Rates

According to the Valuation Office Agency website the Rateable Values of the units are as follows: -

Unit	Rateable Value	Approximate Rates Payable (based on standard/higher multiplier 2020/2021)
65a	£9,600	£4,915.20 per annum
65b	£10,250	£5,248.00 per annum
67	£22,500	£11,520.00 per annum

From April 2017 small business relief on rates could be available for occupiers with no other business premises, resulting in no business rates being payable in the next rating year.

All applicants are advised to make their own enquiries through the London Borough of Richmond upon Thames billing authority.

Note

These properties are not suitable for residential conversion, as it has been identified by London Borough of Richmond as being worthy of employment generating protection from Permitted Development rights, (by way of Article 4 exemption).



Contact
For further information or viewings



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Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.