

# LOT 6 - London

Commercial Auction - 9th December 2025

allsop



## Freehold Shop and Residential Investment

417 Upper Richmond Road West, and 26a & 26b Colston Road, London, SW14 7PJ

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GUIDE PRICE \*

**£1.25M - £1.35M**

Gross Initial Yield 6.55%

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Live Stream (the first lot to be offered at 11.00 am)

### Key Features

- Shop let to UK Pet Centres Limited
- Includes a 1 Bed Flat and a 2/3 Bed Maisonette above both of which are separately let on AST's
- Affluent West London suburb
- Prominent position on Upper Richmond Road West (A205) South Circular Road
- Well located adjacent to a Vet's and close to Waitrose
- VAT is not applicable
- **Six Week Completion Available**

Total Current Rent Reserved

**£81,920 p.a.**

### Tenure

Freehold



### Location

- ★ East Sheen is located within the affluent South West London Borough of Richmond upon Thames, approximately 1.6 miles east of Richmond and 2 miles west of Putney
- ▲ The area benefits from excellent road communications via the Upper Richmond Road West (A205 South Circular Road)
- 🚉 Mortlake Rail Station is some 575 metres to the north of the property and provides regular services between London Waterloo and Ascot
- 🚏 The property is situated on the south side of the busy Upper Richmond Road West, close to its junction with Penrhyn Crescent
- 🏪 Occupiers close by include Papa Johns, Waitrose, Toni & Guy, Cook, Tesco Express, Holland & Barrett and Boots amongst many others

### Additional Information

- The Property comprises a ground floor shop unit together with a 1 bed flat and a 2/3 bed maisonette above both of which are separately accessed from Colston Road to the rear
- We understand from the vendor that the building was extended from a two floor residential unit into a three floor one and the works were completed in March 2020
- At that time a new floor was created in the roof space, allowing 26b to become a maisonette.
- The whole residential area was renovated including a new roof, renovated flat roof terrace, all plumbing, electrical and gas cooking and heating, the exterior and interior doors, bathroom suites, fitted kitchen units and kitchen equipment.
- The windows were also replaced and the soundproofing between the floors upgraded
- The ground floor commercial wiring was upgraded to 3 phase.

VAT - VAT is not applicable to this Lot.

**Allsop**

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Address	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
417 Upper Richmond Road West	UK Pet Centres Limited  ( <a href="http://www.ukpetscompany.com">www.ukpetscompany.com</a> )	Ground Floor	99.5 sq m	1,071 sq ft	Let for a term of 17 years from 21.05.2018, by way of a lease extension Tenant's option to break 28.09.2031 Effectively FR& I	£38,000 p.a.	Rent rising to £41,000 from 21.05.2028 Rising to £45,000 p.a. from 21.05.2033
26a Colston Road	Two Individuals	First Floor 1 Bedroomed Flat	48 sq m	517 sq ft	Assured Shorthold Tenancy for a term of 12 months from 01.06.2025.	£18,720 p.a.	Reversion 2026 <sup>(1)</sup>
26b Colston Road	Individual	Second and Third Floor Maisonette 4 rooms, shower room and bathroom	77 sq m	829 sq ft	Assured Shorthold Tenancy for a term of 12 months from 01.07.2025.	£25,200 p.a.	Reversion 2026
<b>Total</b>			<b>224.5 sq m</b>	<b>2,417 sq ft</b>	<b>Total</b>	<b>£81,920 p.a.</b>	

(1) The head tenant in 26b has given notice to vacate from 18th January (2 months notice), vacant possession can be given or a new lease can be agreed with the remaining renter.  
N.B. Not inspected by Allsop LLP.

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



## Featured 7



Featured 8



Flat 26a

Featured 9



Featured 10



Featured 11



Flat 26a

Featured 12



Flat 26a

Featured 13



Flat 26b

Featured 14





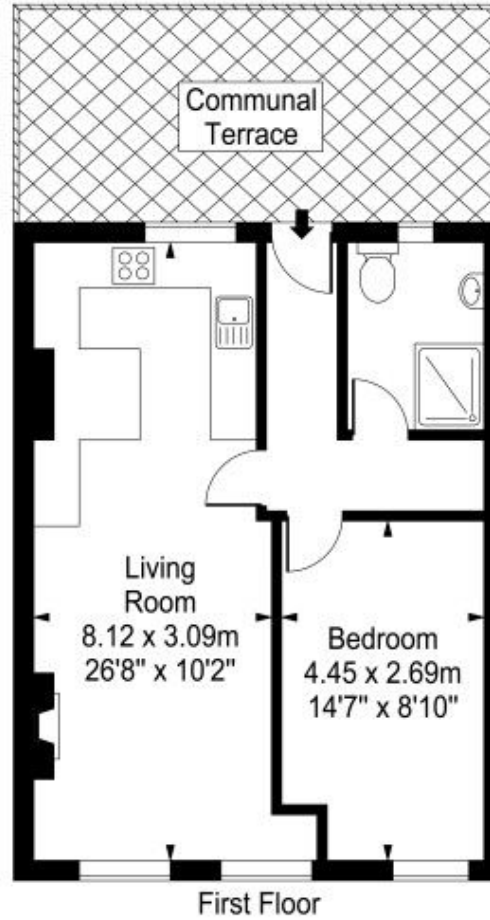




Flat 26b

# Colston Road

Approx. Gross Internal Area  
48 Sq M - 519 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

# GOAD Map





NB. The plan is for identification purposes only.







Flat 26a



Flat 26a



Flat 26a



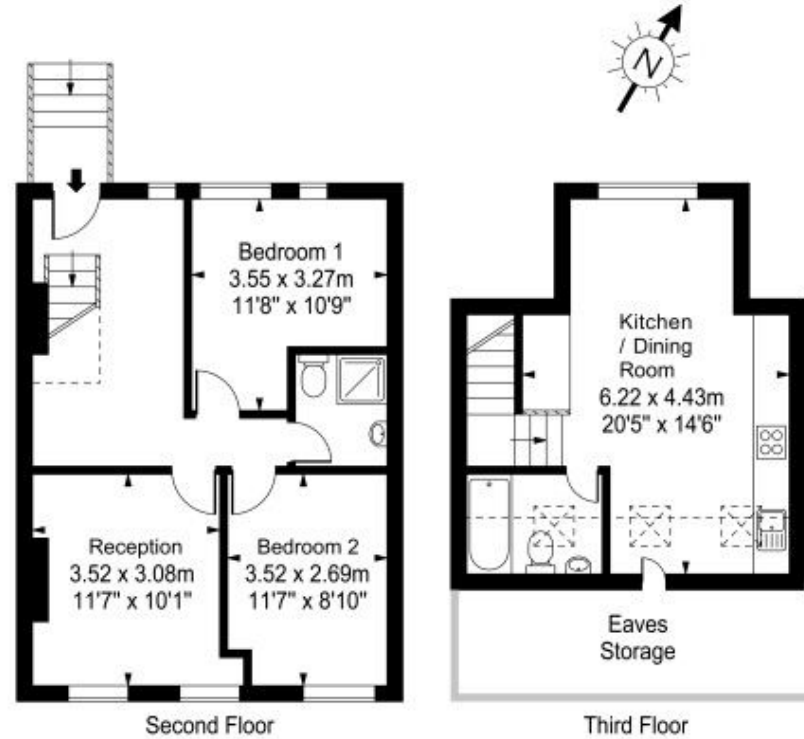
Flat 26b



# Colston Road

Approx. Gross Internal Area  
77 Sq M - 828 Sq Ft  
(Excluding Eaves Storage)

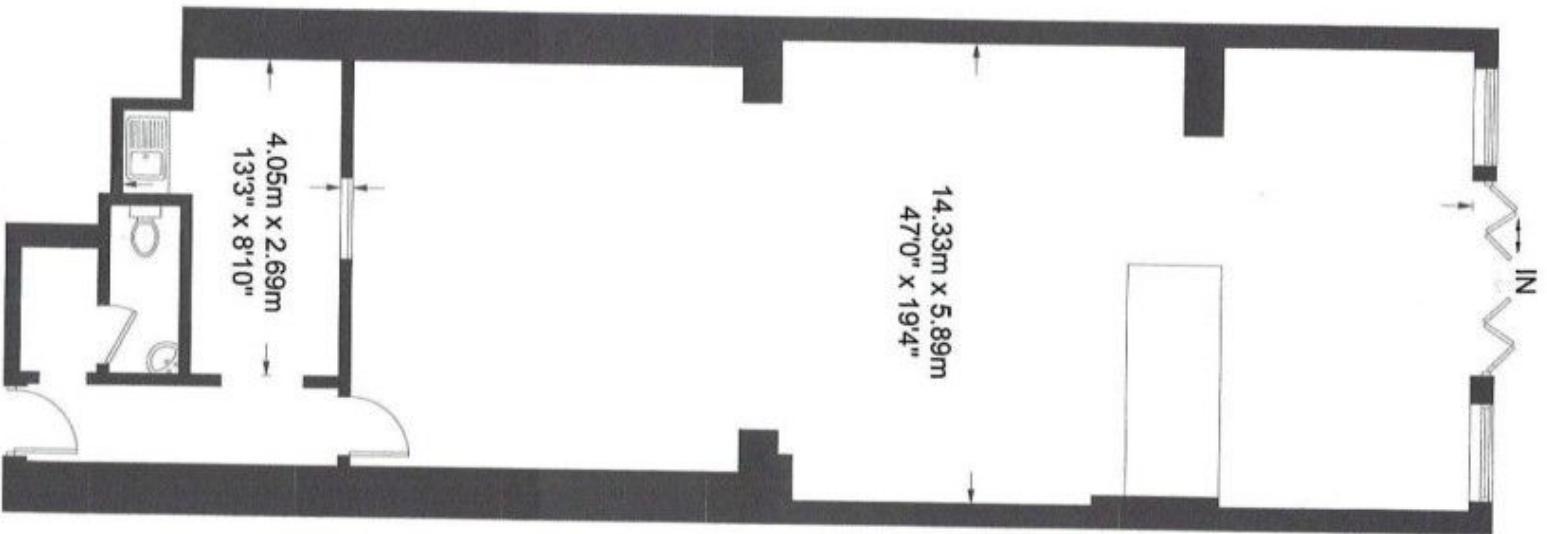
Key :  
----- = Reduced headroom below 1.5m / 5'0"



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

**Upper Richmond Road**

Approximate Gross Internal Area = 99.5 sq mt / 1071 sq ft



Featherstone Leigh Ltd  
Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. (250981)

## Disclaimer

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### Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

#### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

#### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

#### Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

#### Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

##### Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

##### Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

#### Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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