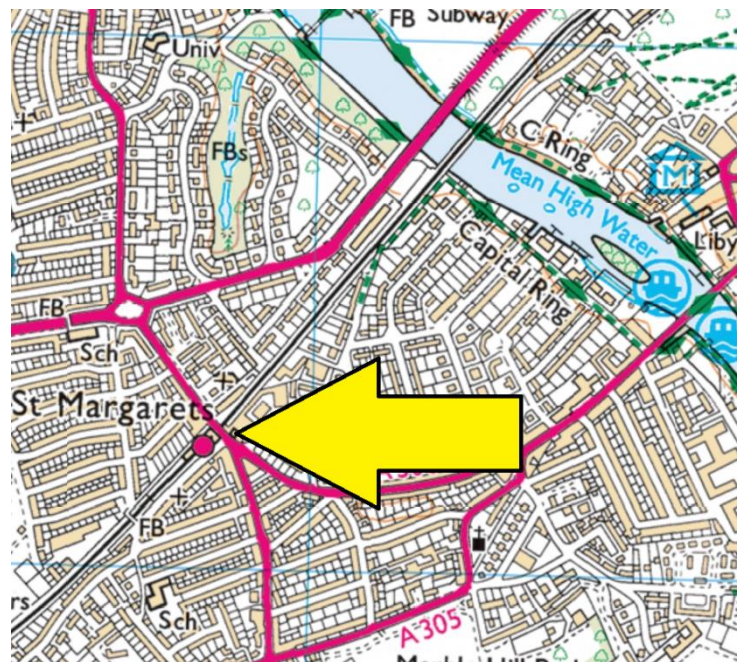


120 ST MARGARET'S ROAD, ST MARGARET'S, TWICKENHAM, TW1 2AA



SUMMARY

- Fully-Let Freehold investment
- Opposite St Margaret's Station
- Attractive period retail parade
- Nearby occupiers include Tesco Express, Harris & Hoole and Gymboree
- Ground floor let to hair and beauty salon until 2029
- Basement and upper parts let to a D1 health & wellness operator until 2029
- Offers in excess of **£885,000**, subject to contract (5.89% Net Initial Yield & **6.68% Net Reversionary Yield** assuming purchasers costs of 5.56%)





LOCATION

The property is located in the affluent urban village of St Margaret's in the London Borough of Richmond upon Thames.

St Margaret's is approximately 9 miles south west of Central London and has excellent communications, being near to the A316, M3 and the M4. Heathrow Airport is only 9 miles to the west and St Margaret's station provides a good direct service (32 minutes) to London Waterloo.

St Margaret's transport links and its close proximity to Richmond (2 minutes by train) render it a very popular residential location which in turn benefits the many thriving businesses situated around St Margaret's station.

DESCRIPTION

Situated on St Margaret's Road, the property forms part of an attractive nineteenth century parade of retail premises.

The building comprises four storeys and is constructed out of solid brick walls. At the rear of the building is a small yard that can be accessed at basement level.

ACCOMMODATION

Hair & Beauty Salon	Sq ft	Sq m
Ground	815	75.68
Basement	261	24.27
	1076	99.95

Boutique Fitness Gym	Sq ft	Sq m
Ground	119	11.04
Basement	772	71.68
First	741	68.82
Second	591	54.91
	2222	206.45
TOTAL	3298	306.40

Measured in accordance with RICS Property Measurement (2nd Ed)

TENURE

Freehold

TENANCIES

The property is currently let to two tenants.

The retail premises are let to Eion Patrick O'Neil (t/a David Masters) for a term of 20 years from June 2009. The passing rent is £23,000 pa and is subject to 5 yearly upward only rent reviews.

The D1 premises are let to GIM-UK Limited (t/a Training Works) for a term of 20 years from January 2009. The passing rent is £32,000 pa and is subject to 5 yearly upward only rent reviews.

TOTAL RENT & ESTIMATED RENTAL VALUE

Passing Rent:	£55,000 pa
Estimated Rental Value:	£62,500 pa

VAT

The property is not elected for VAT.

ENERGY PERFORMANCE ASSET RATING

B 48

PROPOSAL

We are instructed to seek offers in excess of £885,000, subject to contract (5.89% Net Initial Yield & 6.68% Net Reversionary Yield assuming purchaser's costs of 5.56%).

FURTHER INFORMATION

Should you require further information, or to arrange an inspection of the property, please contact:-

Richard Farndale
T: 020 8940 2266

E: r.farndale@martincampbell.co.uk