

# FREEHOLD INVESTMENT FOR SALE

## 55 STAINES ROAD WEST, SUNBURY-ON-THAMES, TW16 7AH



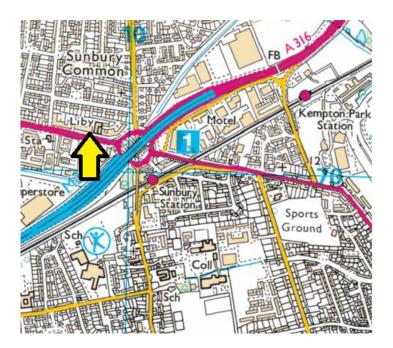
## SUMMARY

- Fully-Let Freehold investment
- A2 (professional services) retail use
- Directly opposite Sunbury Cross Shopping Centre
- Prominent retail parade

020 8940 2266

6 Duke Street Richmond TW9 1HP

- Nearby occupiers include Barclays Bank, Chancellors Estate Agent and KFC
- Ground floor let to Crick Heitman Ltd (on assignment) until 2023 at a rent of £12,500pa
- Upper parts provide opportunity for generating a leasehold renewal premium with 66 years remaining
- Offers in excess of £175,000, subject to contract (6.75% Net Initial Yield & 8.30% Net Reversionary Yield assuming purchasers costs of 2.09%)



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## LOCATION

The property is located in the suburban village of Sunbury-on-Thames in the Borough of Spelthorne.

Sunbury-on-Thames is approximately 13 miles south west of Central London and has excellent communications, being near to the A308 and the M3. Heathrow Airport is only 4 miles to the north and Sunbury station provides a good direct service (51 minutes) to London Waterloo.

Sunbury's location on the M3 corridor and its close proximity to London render it a strong business location.

Situated on Staines Road West, the property forms part of an established parade of retail premises, directly opposite Sunbury Cross Shopping Centre.

#### DESCRIPTION

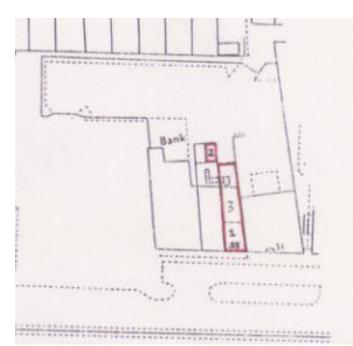
The property comprises three storeys and is of brick construction. Built in 1970, the upper frontage is partially weather-boarded and the retail unit benefits from a canopy that extends the length of the terrace.

The retail unit benefits from a fascia and plate glass frontage as well a garage at the rear.

#### ACCOMMODATION

A2 Retail Unit	Sq ft	Sq m
Ground	997	92.59
ITZA	586	54.44

Measured in accordance with RICS Property Measurement (2^{\rm nd} Ed)TBC



Freehold Title Number: SY84424



#### TENURE

Freehold

#### **TENANCIES**

The property is subject to the following tenancies:

The retail premises are let to Townends (Residential Sales) Ltd (03090180) for a term of 10 years from 5<sup>th</sup> March 2013. The lease was assigned to Crick Heitman Ltd (Chartered Certified Accountants) in April 2018.

The passing rent is £12,250 per annum.

The first and second floor residential dwelling is let on a 99 year lease at a ground rent of £50 per annum from September 1986.

### TOTAL RENT & ESTIMATED RENTAL VALUE

Passing Rent:£12,300 paEstimated Rental Value:£15,000 pa

#### VAT

The property is not elected for VAT.

#### EPC

**Upon Request** 

### PROPOSAL

We are instructed to seek offers in excess of **£175,000**, subject to contract, which reflects:

## 6.88% Net Initial Yield

## 8.40% Net Reversionary Yield

(assuming purchaser's costs of 2.09%).

## 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

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