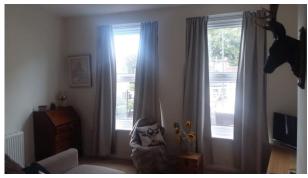


FREEHOLD INVESTMENT FOR SALE

342 RICHMOND ROAD, EAST TWICKENHAM, TW1 2DU







SUMMARY

- Fully-Let Freehold commercial & residential investment producing £44,000 per annum
- Attractive period retail parade close to Richmond Bridge
- Newly opened Lidl in close proximity
- Ground floor let to Mencap for 10 years expiring April 2029
- The upper parts comprise two self-contained one-bed residential flats let on Assured Shorthold Tenancies
- Price upon application



www.martincampbell.co.uk

020 8940 2266 6 Duke Street Richmond TW9 1HP



LOCATION

The property is located in the affluent urban village of East Twickenham in the London Borough of Richmond upon Thames. East Twickenham is approximately 8 miles south west of Central London and benefits from excellent road and rail transport communications.

East Twickenham is effectively an extension of Richmond town centre and this close proximity to Richmond renders it a very popular residential location which in turn benefits the many thriving businesses situated on Richmond Road.

Footfall on Richmond Road is set to increase next year with the arrival of the new Lidl (including 55 parking spaces and Deer Park School).

DESCRIPTION

The subject property forms part of an attractive nineteenth century parade of retail premises. The three storey building is constructed out of solid brick walls. It comprises a commercial unit at ground floor and two one-bed flats on the first and second floors. At the rear of the building is a small yard with gate to the service passage that is accessed off Alexandra Road.

ACCOMMODATION

Commercial Unit Ground Floor Retail Ground Floor Rear Office	Sq ft 367 132 499	Sq m 34.09 12.26 46.36
Residential Upper Parts First Floor Flat A Second Floor Flat B	Sq ft 640 640 1,280	Sq m 59.45 59.49 118.93
TOTAL	1,779	165.29
Rear Yard	265	24.63

Indicative floor areas; interested parties should rely on their own measured survey.



TENURE

Freehold

TENANCIES

The commercial premises are let to Richmond Mencap Limited who renewed their lease for a term of 10 years from April 2019. The passing rent is £17,000 pa and is subject to 5 yearly upward only rent reviews.

Flat A is let to an individual on an assured shorthold tenancy. The agreed rent is £1050 per calendar month.

Flat B is let to a couple on an assured shorthold tenancy. The agreed rent is £1200 per calendar month.

TOTAL RENT & ESTIMATED RENTAL VALUE

Passing Rent: £44,000 pa Estimated Rental Value: £47,000 pa

PROPOSAL

We are instructed to seek offers in excess of the asking price, subject to contract (price upon application).

ENERGY PERFORMANCE ASSET RATING

E 48 (2nd floor flat) & D 69 (1st floor flat). Commercial premises EPC available upon request

VAT

The property is not elected for VAT.

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



Visrepresentation Act 1967: Martin Campbell Commercial for themselves and the vendor(s) or lessor(s) of this property, whose agents they are, give notice that; 1. These particulars do not constitute, nor constitute any part of, an offer or contract.

one of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact.

Any Intending purchaser or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give, and neither Martin Campbell & Co Ltd nor any person in their employment has any authority or make or give, any epresentation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property insdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments