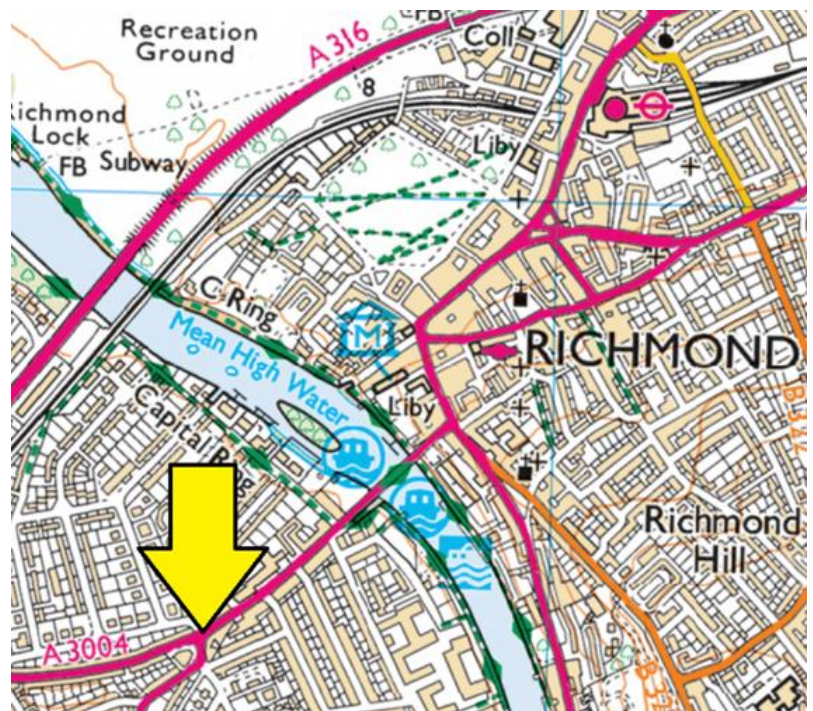


### 342 RICHMOND ROAD, EAST TWICKENHAM, TW1 2DU



#### 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







## 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	Sq ft	Sq m
Ground Floor Retail	367	34.09
Ground Floor Rear Office	132	12.26
	<b>499</b>	<b>46.36</b>
Residential Upper Parts	Sq ft	Sq m
First Floor Flat A	640	59.45
Second Floor Flat B	640	59.49
	<b>1,280</b>	<b>118.93</b>
<b>TOTAL</b>	<b>1,779</b>	<b>165.29</b>
<i>Rear Yard</i>	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 (2<sup>nd</sup> floor flat) & D 69 (1<sup>st</sup> 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](mailto:r.farndale@martincampbell.co.uk)