MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

INVESTMENT FOR SALE

13 PAVED COURT, RICHMOND UPON THAMES, TW9 1LZ

SUMMARY

- **1,020 sq ft (94.80 sq m)**
- **Listed Early C18th Property**
- **Income Producing Investment**
- **For Sale**
- **Price: Offers in excess of £650,000**
- **The commercial unit is let to Art8 Saloon Limited (t/a Art 8, a hairdressers) for £20,000 per annum (expiry December 2030, Tenant only Breaks December '22 & '25). The flat is let on an assured shorthold tenancy (AST) for £16,200 per annum (expiry February 2022).**

AMENITIES

- **Affluent demographic**
- **Character building**
- **Existing residential flat**
- **Freehold Title**
- **Historic location**
- **Income producing**
- **Reversionary rent**
- **Tourist honeypot**
- **Very Marketable retail**

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LOCATION

Paved Court is a narrow historic flagstone paved thoroughfare that leads from Richmond Green to King Street. At weekends and during the holidays it is particularly busy with visitors browsing the goods and services on offer. Nearby occupiers on Paved Court include: Mary Portas' Living & Giving, TOAST (Clothing), AESOP, Rosie & Java (specialist tea and coffee), Gregory & Co (Jewellers), One Paved Court (Art Gallery).

DESCRIPTION

The subject investment property forms part of the terrace of buildings that comprise the western side of Paved Court. This three storey Grade II listed building dates from the early eighteenth century. It is brick built with a mansard roof and dormer windows front and rear; the front façade comprises an attractive C20th shop front at ground floor and two four pane sash windows at first floor level. The commercial unit benefits from an enclosed yard and garden room..

ACCOMMODATION

The commercial unit comprises a main retail area (230 sq ft) at ground as well as a cellar (90 sq ft), additionally there is an enclosed courtyard with ancillary garden room (44 sq ft) and WC. Above the commercial unit, is a two bed flat (656 sq ft) accessed by a separate door onto Paved Court.

LEASE / TERM

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PRICE

Offers in excess of £650,000

RATES

The rateable value of the commercial unit in no.11 is £21,297.

VAT

VAT is not applicable

EPC RATING

D

LEGAL COSTS

Both parties to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4650. Date: 2024