MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

INVESTMENT FREEHOLD FOR SALE

8 THE GREEN, RICHMOND UPON THAMES, TW9 1PL

SUMMARY

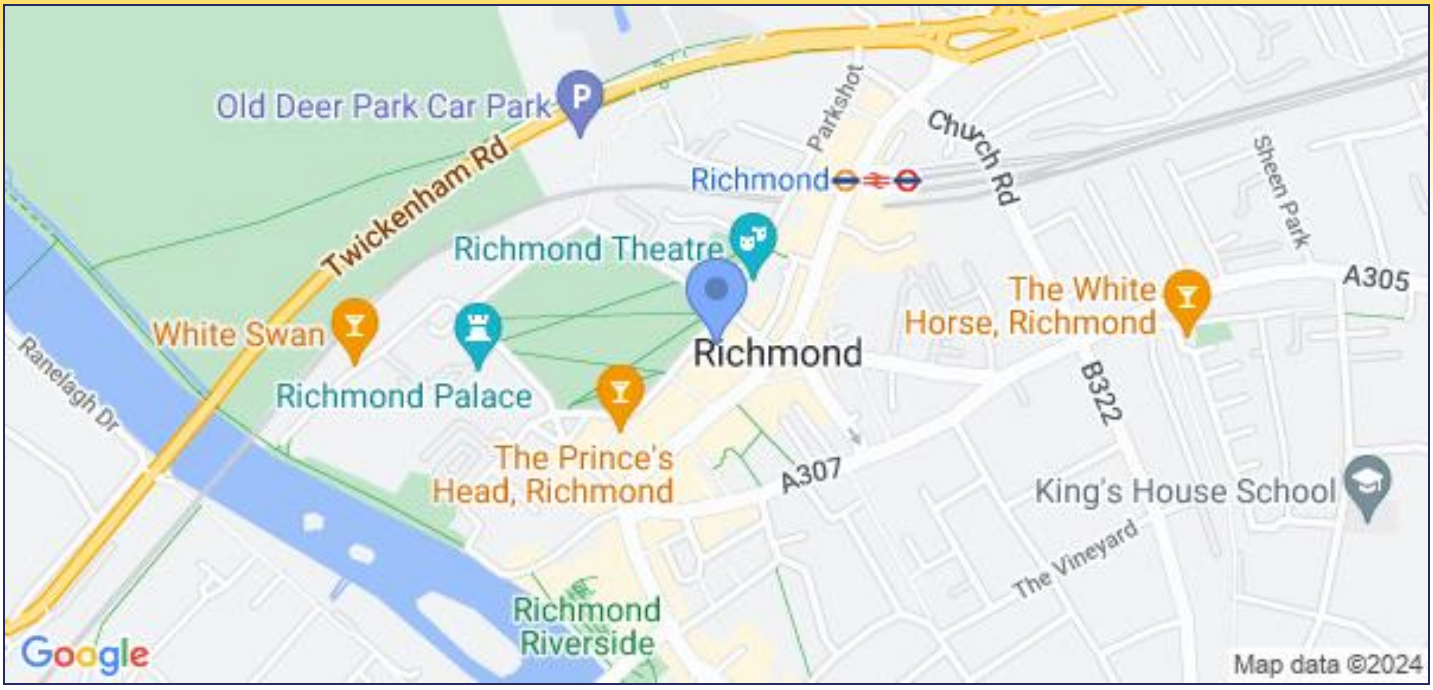
- **2,357 sq ft (219.05 sq m)**
- **Freehold Office Investment**
- **Residential Opportunity Subject to Planning**
- **Freehold for Sale**
- **Price: OIRO £2,500,000 (3.30% Net Initial Yield)**
- **The property is currently fully let up to five tenants on a floor-by-floor basis (see tenancy schedule). The total annual rent is currently £86,900 pa.**

AMENITIES

- **Fully let**
- **Garden**
- **Grade II Listed**
- **Historic Georgian building**
- **Income producing**
- **Original features**
- **Prime situation on Richmond Green**
- **Reversionary (ERV circa £100,000)**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

The property is located in Richmond town centre and is situated on Richmond Green close to the River Thames.

DESCRIPTION

Originally built as a house in 1708*, this attractive early Georgian property is currently in use as an office. It is constructed out of brown brick and benefits from large traditional eight or twelve pane sliding sash windows. The slate roof is hidden at the front by a parapet and pediment.

ACCOMMODATION

FLOOR	SIZE
3rd Floor - Q Design House	389 sq ft (36.15 sq m)
2nd Floor - Riskbase Ltd	518 sq ft (48.14 sq m)
1st Floor - Lion Liv Ltd	523 sq ft (48.61 sq m)
Ground Floor - Bantam Materials UK	426 sq ft (39.59 sq m)
Lower Ground Floor - Family & Friends Co	501 sq ft (46.56 sq m)
Total	**2,357 sq ft (219 sq m)**

LEASE / TERM

The property is currently fully let up to five tenants on a floor-by-floor basis (see tenancy schedule). The total annual rent is currently £86,900 pa.

PRICE

OIRO £2,500,000 (3.30% Net Initial Yield)

RATES

Grade II Listed so no empty rates when vacant.

VAT

VAT is not applicable

EPC RATING

D

LEGAL COSTS

Both parties to bear their own costs

VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
020 8940 2266
r.farndale@martincampbell.co.uk

Dominic Arthur
020 8940 2266
d.arthur@martincampbell.co.uk

MARTIN CAMPBELL
COMMERCIAL PROPERTY CONSULTANTS

Misrepresentation Act 1967: Martin Campbell & Co Ltd 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.
2. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact.
3. 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.
4. 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 representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.
Property Ref: 4653. Date: 2024