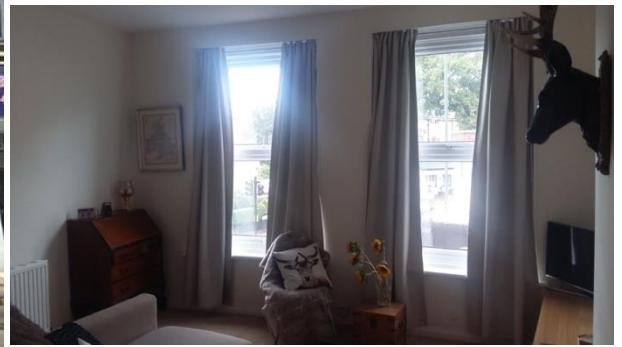
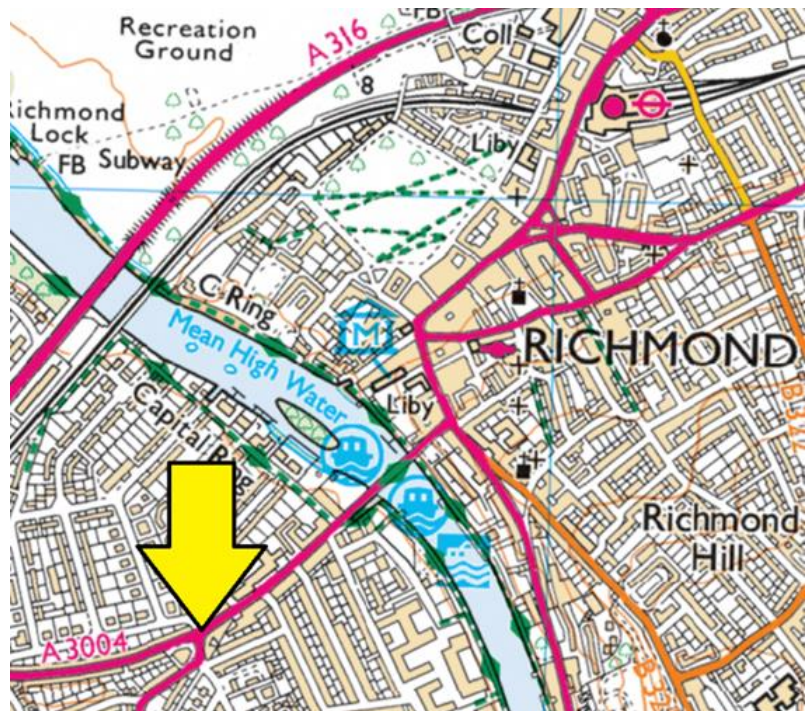


342 RICHMOND ROAD, EAST TWICKENHAM, TW1 2DU



SUMMARY

- Fully-Let Freehold commercial & residential investment producing £54,900 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 has benefitted 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 |
| | 499 | 46.36 |
| Residential Upper Parts | Sq ft | Sq m |
| First Floor Flat A | 640 | 59.45 |
| Second Floor Flat B | 640 | 59.49 |
| | 1,280 | 118.93 |
| TOTAL | 1,779 | 165.29 |
| <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. There are 5 yearly rent reviews and the newly agreed rent is £22,500 pa.

Flat A is let to an individual on an assured shorthold tenancy. The agreed rent is £1,300 per calendar month.

Flat B is let to a couple on an assured shorthold tenancy. The agreed rent is £1,400 per calendar month.

TOTAL RENT & ESTIMATED RENTAL VALUE

| | |
|-------------------------|------------|
| Passing Rent: | £54,900 pa |
| Estimated Rental Value: | £60,000 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:-

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