

## 147 ST MARGARET'S ROAD ST MARGARET'S

Upper ground floor 1,218 sq ft. Lower ground floor 1,090 sq ft. Total 2,308 sq ft



### ADDRESS

147 St Margarets Road  
St Margarets  
TW1 1RG

### DESCRIPTION

**Unique Commercial Investment For Sale Offers in excess of £799,950 pa excl**

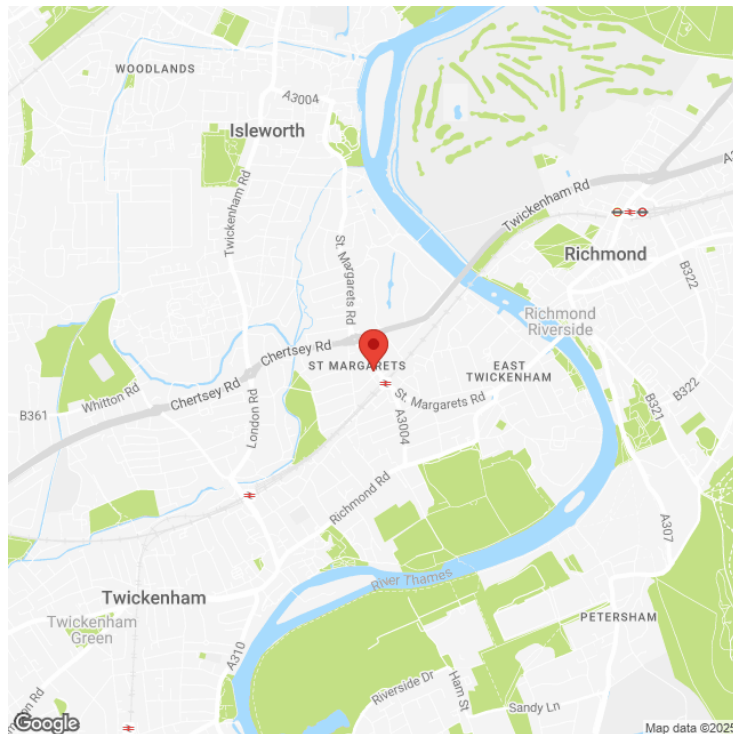
Imposing self-contained commercial property located in St Margaret's in the highly affluent London Borough of Richmond upon Thames. Recent substantial extension and refurbishment to a Grade A specification. Fully let to 31 October 2028 at a stepped rent rising to £60,000 per annum exclusive. Potential for rental growth. Suitable for numerous uses.

Dated: 26/08/2025



## SPECIFICATION

- Comfort cooling & heating
- Substantial kitchen
- Bathrooms
- Double glazing
- Skylights
- LED lighting
- Solid ceiling
- Timber & tiled flooring
- Video cameras
- Outdoor space
- Storage
- EPC Rating C-58



<b>Tenure</b>	Freehold
<b>Price</b>	£799,950
<b>Service Charge</b>	N/A
<b>Rates</b>	RV £12,250
<b>Size</b>	Upper ground floor 1,218 sq ft. Lower ground floor 1,090 sq ft. Total 2,308 sq ft

## CONTACT

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Dated: 26/08/2025

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