

**67 Grove Avenue
Twickenham
TW1 4HX**



**SELF CONTAINED OFFICE BUILDING
FOR SALE**

287 sq ft (26.7 sq. m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

The building is located on Grove Avenue close to its junction with Heath Road within close proximity of Twickenham.

Twickenham is an affluent mixed-use town and is a strong suburban commercial centre located in the South West of London close to the M3, M25 and Heathrow airport. The town lies on the main A316 which provides direct access onto the M3. Both Twickenham and Strawberry Hill train stations are close by.

The property is in an established location less than one mile from the town centre.

Description:

The building is semi-detached and benefits from excellent light. Adjoining properties have residential use. The available accommodation is over ground and first floors to provide the following approximate net internal floor area:

FLOOR	SQ FT	SQ M
Ground	144	13.4
First	143	13.3
Total	287	26.7



The building benefits from the following: -

- Gas central heating
- Spotlights
- Floor coverings
- Double glazing
- Kitchenette
- WC.power points and phone lines

**Terms:**

The property is available freehold.

Energy Performance Certificate:

Upon application.

Rates:

The building has a rateable value of £4,300. Applicants are advised to make their own enquiries with the Valuation Office Agency.

Price:

£250,000.

Legal Costs:

Each party to be responsible for their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Viewing:

Strictly by appointment with sole agents Michael Rogers LLP:

Niall Christian niall.christian@michaelrogers.co.uk Tel: 020 8332 7788

Joshua Thompson joshua.thompson@michaelrogers.co.uk Tel: 0759 910 7005

Subject to Contract October 2024

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS