

Michael Rogers LLP Chartered Surveyors Commercial Property Advisers

408 Richmond Road East Twickenham TW1 2EB



FREEHOLD RETAIL INVESTMENT FOR SALE

020 8332 7788

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

Location

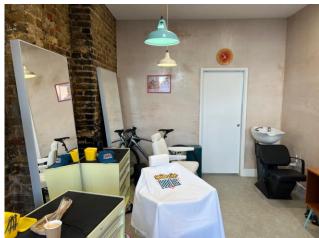
The retail unit is situated in a parade of shops in East Twickenham conservation area. just by Richmond Bridge. The parade consists of boutique shops, restaurants, cafes and supporting professional services. The unit is a short distance from both St Margaret's and Richmond Rail Stations, which provide a frequent service to London Waterloo. Heathrow Airport is within 15 minutes' drive by car and there is good access to the M3 and M4 Motorways.

Description

The ground floor self-contained unit has been comprehensively refurbished to provide a high-class male grooming salon. The unit has an approximate internal width of 4.5m and depth of 7.5m.

The shop consists of broad glazed display window, WC, kitchen, pendant lights, plastered and brick walls.





USE

We are advised that the property has use class E, therefore having the benefit of several commercial uses.

Accommodation

The property provides the following approximate floor area: -

Floor	Sq ft	Sq m
Ground	354	32.89
Total	354	32.89

Tenancy

The unit is let to James Patrick O Brian on an effective full repairing and insuring lease for 10 years from 6th September 2023 at £24,000 per annum exclusive subject to an upward only rent review on the 6th September 2028 together with a tenant only break option. There is also a guarantor to the lease.

Tenure

The building is available on a new long lease with a ground rent of £150 per annum exclusive.

VAT

The property is elected for VAT.

Rates

The unit is being revalued.

Interested parties are advised to make your own enquiries with the Valuation Office Agency.

Energy Performance Certificate

B48.

Proposal

Offers are invited exclusive of VAT.

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.

Legal Costs:

Each party to bear their own legal costs.

For further information please contact:

Michael Rogers LLP - 020 8332 7788

Niall Christian <u>niall.christian@michaelrogers.co.uk</u>
Harry Deacon-Jackson <u>harry.dj@michaelrogers.co.uk</u>

Subject to Contract November 2023

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