

**163 St Margarets Road
St Margarets
TW1 1RD**



**FREEHOLD COMMERCIAL AND RESIDENTIAL
BUILDING
WITH DEVELOPMENT POTENTIAL**

FOR SALE

020 8332 7788

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

Investment Summary

- Located in the highly affluent London Borough of Richmond upon Thames.
- Located close to St Margarets train station.
- Vacant ground and basement retail unit.
- Four flats let on assured shorthold tenancies producing £50,940 per annum.
- Freehold.
- Asset management / development potential.
- Offers sought in the region of £1,750,000 subject to contract.

Location

The property is located on St Margaret's Road (A3004) which is the main road linking St Margaret's and Richmond to Isleworth. St Margaret's Road crosses Chertsey Road (A316) giving excellent access to central London and the motorway network. The building is situated within close proximity from St Margaret's Main Line Station in the heart of St Margaret's Village and close to a variety of attractive shops and restaurants, including Tesco Express.



Description

The property has a commercial use over ground and lower ground floor with residential above on first and second floors. There are two car spaces and land to the rear.

The commercial part is being used as a hair salon and is basically rectangular in shape with a kitchen, WC, storage, and access to the rear. The property will be sold with the commercial part vacant.

The specification includes-

Comfort cooling and heating.

Kitchen.

Bathroom.

Central heating.

Solid ceiling.

Spotlights.

Lino flooring.

Outdoor space.

Storage.

The basement is again rectangular in shape, would appear dry and is unmodernised.

Accommodation

The property provides the following approximate floor areas.

Commercial.

Floor	Sq Ft	Sq M
Ground	494	45.9
Basement	429	39.9
Total	923	85.8

Residential.

Excluding the bathrooms.

Flat	Sq Ft	Sq M
A	182	16.87
B	328	30.43
C	192	17.84
D	342	31.74
Total	1,044	96.88

Tenancy income

Flat	Income per calendar month
A	£995
B	£1,200
C	£850
D	£1,200

Business Rates

The unit has the following rateable value and rates payable. Small business rate relief should be available. The unit is listed as Hairdresser and salon.

	Rateable Value	Rates Payable
Ground and basement	£14,750	£7,360.25

Council Tax Bands

Flat	Sq Ft
A	B
B	C
C	B
D	B

Tenure

Freehold.

Asset Management / Development Potential

There are asset management possibilities.

VAT

The property is not elected for VAT.

Proposal

We are instructed to seek offers in the region of £1,750,000 subject to contract.

Legal Costs:

Each party to bear 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.

For further information please contact:

Michael Rogers LLP – 020 8332 7788

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Subject to Contract
February 2024

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