

**342 Richmond Rd  
East Twickenham  
TW1 2DU**



**FREEHOLD RETAIL RESIDENTIAL INVESTMENT  
FOR SALE**

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## Investment Summary

- Located in East Twickenham in the highly affluent London Borough of Richmond upon Thames.
- Ground floor unit fully let.
- Two flats let on assured shorthold tenancies.
- Freehold.
- Asset management / development potential.
- Offers sought.

## Location

The retail unit is situated in a parade of shops in East Twickenham conservation area, a short distance from Richmond Bridge and Marble Hill Park. 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 frequent services 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 building forms part of an attractive nineteenth century parade of retail premises. The three-storey building is constructed 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.

The shop consists of a double fronted display window, WC, kitchen, plastered/painted wall, spotlights and electric heating.



## USE

We are advised that the ground floor has commercial use class E, therefore having the benefit of several commercial uses. The upper floors have use class C3, dwelling house.

## Accommodation

The property provides the following approximate floor area: -

Commercial.

Floor	Sq Ft	Sq M
Ground retail	367	34.09
Ground office	132	12.26
<b>Total</b>	<b>499</b>	<b>46.36</b>

Residential.

Flat	Sq Ft	Sq M
A	640	59.45
B	640	59.45
<b>Total</b>	<b>1,280</b>	<b>118.93</b>

## Tenancy

The commercial unit is let to Richmond Mencap Limited who renewed their lease for a term of 10 years from April 2019. The passing rent is £22,500 pa and is subject to 5 yearly upward only rent reviews.

Residential Assured Shorthold tenancies

Flat A rent is £1,300 per calendar month.

Flat B rent is £1,400 per calendar month.

Total income is therefore £54,900 per annum.

## Tenure

The building is available Freehold subject to the above lettings.



## VAT

The property is not elected for VAT.

## Rates

The unit has the following rateable value and rates payable. The unit is listed as Shop used as office and premises.

	Rateable Value	Rates Payable
Ground	£16,500	£8,233.50

## Council Tax Bands

Flat	
A	C
B	C

## Energy Performance Certificate

	EPC
Commercial	D85
Flat A	D69
Flat B	E48



## Proposal

Offers are invited in the region of £785,000.

## Anti Money Laundering

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## Legal Costs:

Each party to bear their own legal costs.

For further information please contact:

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Subject to Contract April 2024

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