Michael Rogers

Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisers

28 Crown Road
St Margarets, Twickenham
TW1 3EE

FREEHOLD COMMERCIAL/RESIDENTIAL BUILDING

2,253 Sq Ft (209.31 Sq m) approx.

FOR SALE

020 8332 7788
Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.
www.michaelrogers.co.uk

Investment Summary

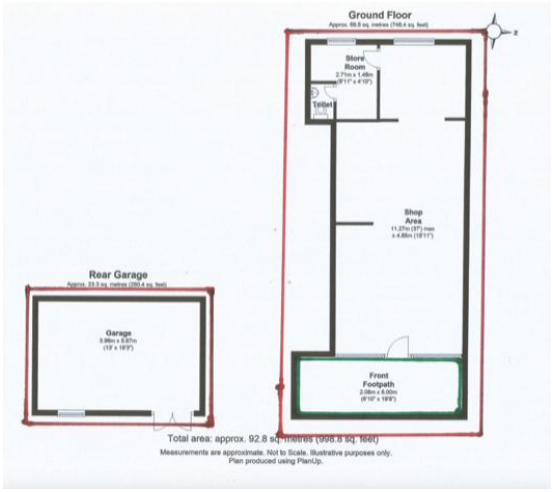
- Located in the highly affluent London Borough of Richmond upon Thames.
- Located close to St Margarets train station.
- Ground floor retail unit, leased from 31st July 2018 at £23,100 per annum exclusive.
- Two newly refurbished flats let on assured shorthold tenancies producing £55,680 per annum.

Location

The property is located on Crown Road which links Richmond Rd to St Margaret's Rd. 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.

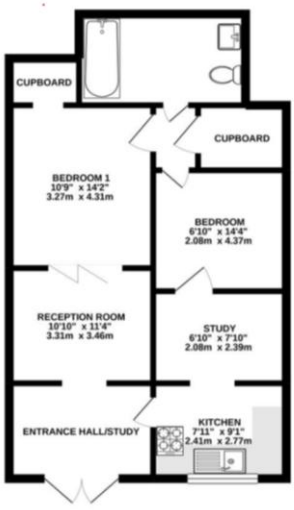
Description

The property has a commercial use over ground floor and benefits from a garage, storage, WC and kitchen. There is also a forecourt to the front. The unit is let to a convenience home/hardware company.



The flat on first and second floors is in excellent condition and is accessed via the self-contained entrance at the front of the building on the ground floor. The flat benefits from two bedrooms, two reception rooms, kitchen and bathroom

The flat on the ground floor is in excellent condition and is accessed at the rear of the building and benefits from a rear garden. There are two bedrooms, large entrance area, reception room, study, storage area, kitchen and bathroom.



Accommodation

The property provides the following approximate floor areas.

Commercial.

	Sq Ft	Sq M
Shop	486	45.20
Store	41	3.78
Garage	251	23.3
Total	**778**	**72.28**

The forecourt is 134 Sq ft (12.48 Sq m)

Residential.

Flat	Sq Ft	Sq M
Upper	929	86.3
Ground	546	50.7
Total	**1,475**	**137**

Commercial Lease.

The ground floor is let to Cutters Limited on an existing effective full repairing and insuring lease for 18 years to expire 31st July 2033 and is subject to three yearly upward only rent reviews and tenant break options. There is a personal guarantor to the lease. A copy of the lease is available.

Tenancy income

The flats are let on annual assured shorthold tenancy agreements.

Flat	Income per calendar month
1st Floor	£2,750
Basement	£1,890

Business Rates

The unit has the following rateable value and rates payable. Small business rate relief should be available.

Floor	Rateable Value	Rates Payable
Ground to 31.3.26	£16,500	£8,233.50
Ground from 1.4.26	£18,000	£8,982.00

Council Tax Bands

Flat	Band
1st Floor	C
Basement	D

Tenure

Freehold.

Energy Performance Certificates

EPC	
Commercial	C61
Basement Flat	D65
First floor flat	C79

VAT

The property is not elected for VAT.

Price

Upon application.

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:

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Subject to Contract
January 2026

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