

FOR SALE

SNELLER COMMERCIAL

CHARTERED SURVEYORS

489.82 sq. m (5,272 sq. ft) Net Internal Area

16a/16/18 LONDON ROAD, TWICKENHAM, MIDDLESEX TW1 3RR



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **PROMINENT FREEHOLD INVESTMENT**
- **GROUND FLOOR INCOME UNTIL SEPTEMBER 2029**
- **VACANT UPPER PARTS READY FOR OCCUPATION**
- **ASSET MANAGEMENT OPPORTUNITIES**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located on the London Road in Central Twickenham, close to the junction of York Street. Twickenham Green is approximately 0.7 miles away, while Twickenham railway station is located within 0.3 miles.

The property is set amongst a number of other national retailers including Waitrose, and Burger King and independent businesses including restaurants, bars and convenience stores.

DESCRIPTION

The property comprises a mid-terrace period building set over four floors and dating from the late nineteenth century. The property comprises a double fronted retail unit on the ground floor and self contained accommodation occupying the first, second and third floors above. There is a separate entrance in the front elevation providing private access to a staircase leading up to the first, second and third floors.

Currently the upper floors have planning consent for use as a physiotherapy/sports injury clinic.

ACCOMMODATION

Ground Floor

- 16/18 180.56 m² (1.944 sq. ft)

Upper Floors

- 1st Floor 140.21 m² (1,509 sq. ft)
- 2nd Floor 116.91 m² (1,258 sq. ft)
- 3rd Floor 51.77 m² (557 sq. ft)

Total 489.82 m² (5,272 sq. ft)

TENURE

Freehold

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

INCOME

Retail

Rental income of £50,000 pa.

Upper Parts

Potential income of £40,000 pa on the upper parts

PRICE

Offers in the region of £1,600,000

BUSINESS RATES

2023 Rateable Values

- 16/18 Rateable Value: £46,000
- 16a Rateable Value: £39,250

For confirmation of rates payable, please contact The London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATINGS

Current Energy Rating:

- 16/18: D (88)
- 16a: E (101)

A copy of the certificates are available on request.

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
Sneller Commercial
020 8977 2204
antony@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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