

FOR SALE

FULLY LET MIXED USE INVESTMENT

128-130 HEATH ROAD, TWICKENHAM, MIDDLESEX TW1 4BN

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **UNBROKEN FREEHOLD**
- **FULLY LET INVESTMENT COMPRISING RESTAURANT PREMISES AND 6 SELF CONTAINED FLATS**
- **TOTAL INCOME OF £106,140 PER ANNUM**

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

Twickenham is an affluent South West London suburb on the banks of the River Thames. The subject property is located on Heath Road (A305) close to the junction of Laurel Avenue and Saville Road. Heath Road is one of the main arterial routes in and out of Twickenham leading out to the A316 and M3 motorway.

There is a Tesco Express in close proximity as well as a number of cafes and restaurants and Twickenham town centre provides a range of multiple retailers and representation from major banks.

Twickenham railway station provides services direct to London Waterloo with a journey time of approximately 30 minutes.

DESCRIPTION

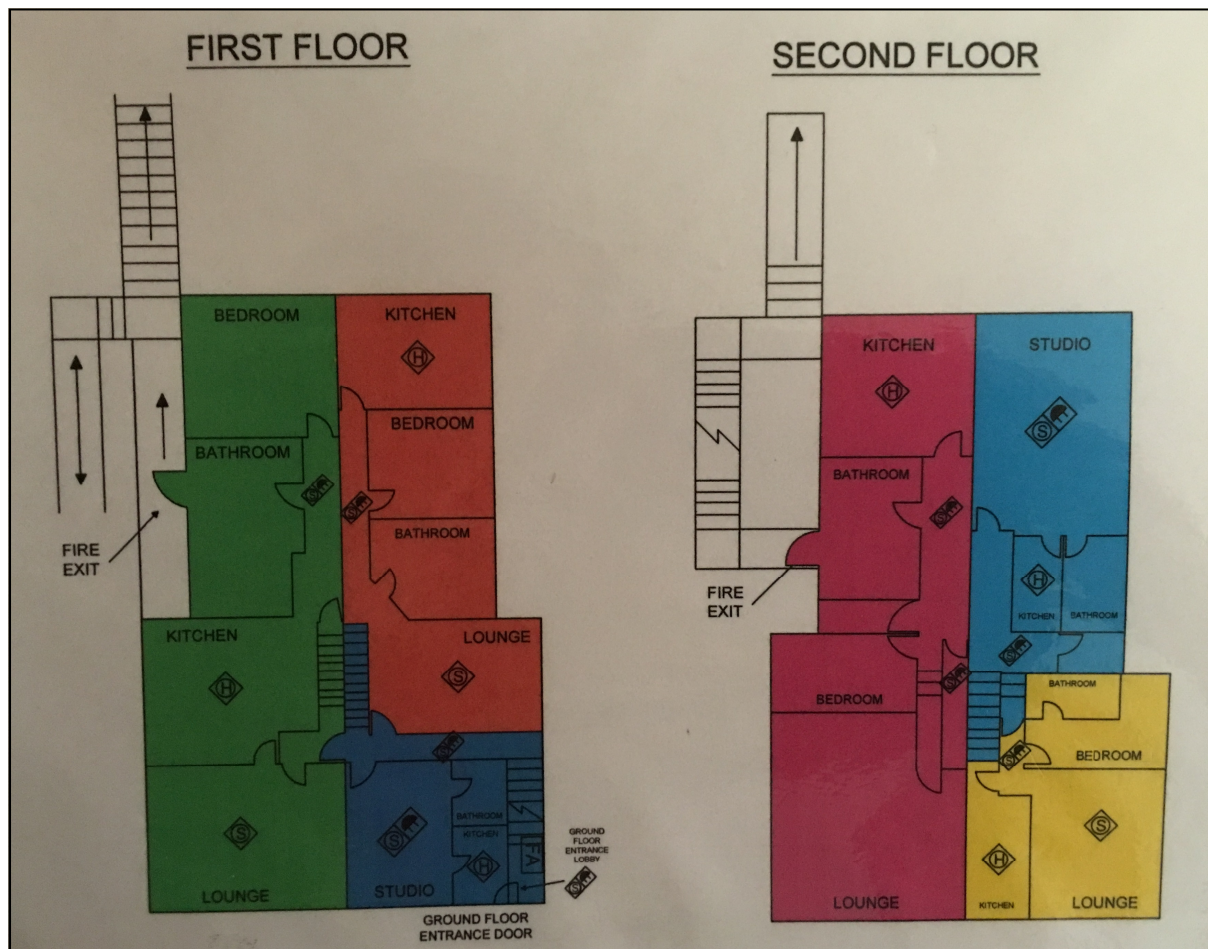
The property comprises a ground floor well established restaurant currently let and trading as Kamares.

The first and second floors are accessed from Heath Road and comprise 2 studio flats and 4 x 1 bedroom flats.

The upper floors are presented in good decorative order and benefit from gas central heating (apart from one studio), fitted bathrooms and kitchens. There are also feature fireplaces, cornices and ceiling roses to many of the rooms.

ACCOMMODATION

A schedule of approximate floor areas will be provided.



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

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TOTAL RENTAL INCOME

	Rent per annum
Commercial Lease	£33,600
Residential AST's	£72,540
TOTAL	£106,140

TENURE

Freehold subject to the tenancies as set out in a schedule to be provided.

PRICE

£2.3 million

BUSINESS RATES

2010 Rateable Value: £27,000

ENERGY PERFORMANCE RATING

The restaurant and each of the flats have individual EPC's and copies of the certificates are available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion and Matt Walters
020 8977 2204

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matt@snellers.com

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