

# FREEHOLD SHOP / RESTAURANT FOR SALE

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

80-82 THE GREEN, TWICKENHAM, TW2 5AG



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

**020 8977 2204**

- **GROUND & BASEMENT RESTAURANT & RESIDENTIAL ABOVE**
- **COMMERCIAL UNIT LET ON A NEW LEASE AT £45,000 PA**
- **GROUND RENTS OF £1,900 pa**
- **RESIDENTIAL SOLD ON LONG LEASES**
- **DIRECTLY OVERLOOKING THE GREEN**

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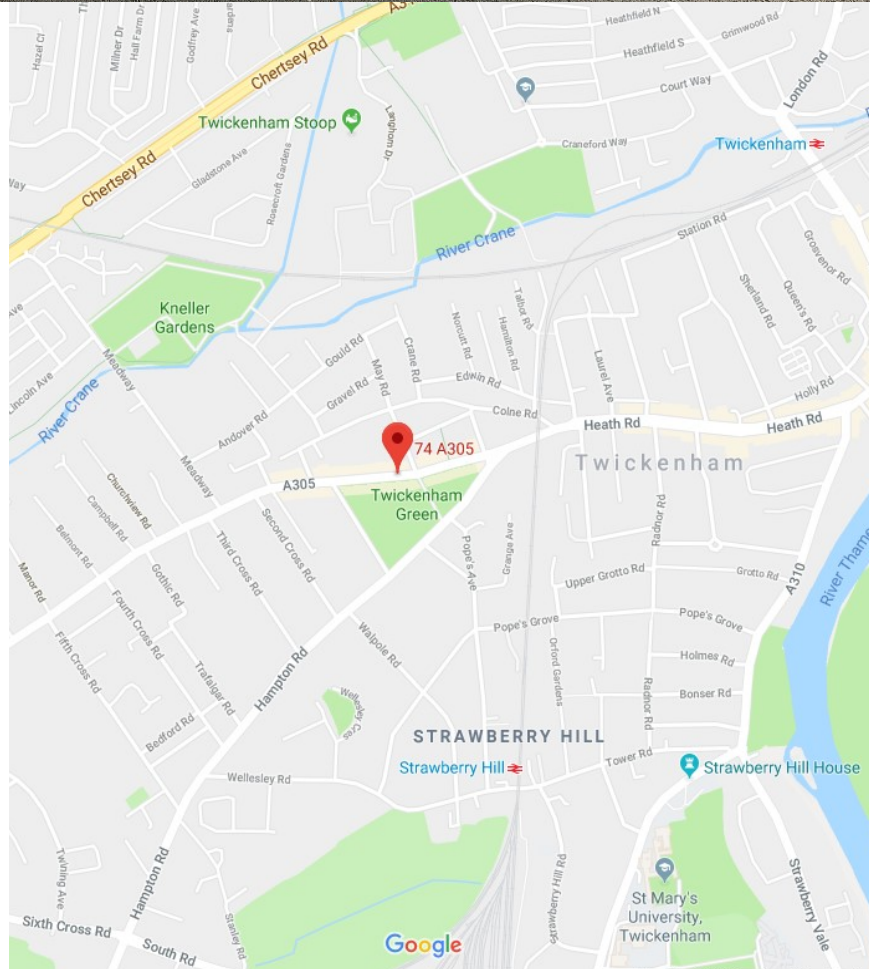


## LOCATION

The property is situated on the north side of The Green, directly overlooking Twickenham Green. The property is approximately half a mile to the north of Strawberry Hill railway station which provides regular services to London Waterloo. The property is close to a number of independent restaurants and retailers along with multi national occupiers such as Ask Italian and Sainsbury's Local.

## DESCRIPTION

The property comprises a double fronted retail premises on the ground and basement floors, currently used as a restaurant / bar. This benefits from rear access for loading and parking for 2 cars. The upper parts comprise 4 x 1 bedroom and 3 x 2 bedroom flats with separate access from the front of the property. The flats have all been sold on long leases.



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

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## TENANCY SCHEDULE

Unit	Tenant	Term	Annual Rent / Ground Rent	Reviews	Other Terms
80-82	B & H Pub Company Limited	10 years from January 2020	£45,000	January 25	Inside L & T Act
80A		125 years from 1.2.02	£250.00	£500 after 40 years £750 after 80 years	Effectively FRI residential lease
80B		125 years from 7.8.15	£350.00	£500 after 40 years £750 after 80 years	Effectively FRI residential lease
80C		125 years from 1.4.14	£250.00	£500 after 40 years £750 after 80 years	Effectively FRI residential lease
80D		125 years from 1.4.14	£350.00	£500 after 40 years £750 after 80 years	Effectively FRI residential lease
82A		125 years from 1.2.02	£100.00	£500 after 40 years £750 after 80 years	Effectively FRI residential lease
82B		125 years from 1.2.00	£350.00	£200 after 40 years £400 after 80 years	Effectively FRI residential lease
82C		New long lease to be taken by the vendor on completion	£250.00	n/a	Effectively FRI residential lease
<b>TOTAL</b>			<b>£46,900.00</b>		

### ACCOMMODATION

The property has the following approximate floor areas:

Ground: 198.2 SQ. M (2,133 SQ. FT)  
 Basement: 65.8 SQ. M (708 SQ. FT)  
**Total (NIA): 264.3 SQ. M (2,841 SQ. FT)**

### BUSINESS RATES

2017 Rateable Value: £49,750

### EPC

80-82 Energy Rating: C58

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## TENURE

Freehold subject to the tenancies as set out above.

## PRICE

£525,000

## VIEWING

Strictly by appointment through Sole Agents.

Matt Walters or Sharon Bastion  
020 8977 2204  
matt@snellers.com  
sharon@snellers.com



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