

SHOWROOM / MOT GARAGE FOR SALE

123 - 127 KNELLER RD, TWICKENHAM TW2 7DY

4,706 SQ FT (503.53 SQ M) APPROX.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- INVESTMENT WITH DEVELOPMENT POTENTIAL
- SITE OF APPROX 0.27 ACRES
- LET AT £60,000 PER ANNUM UNTIL SEPTEMBER 2019

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The site is prominently situated on the south side of Kneller Road, close to its junction with Nelson Road in Whitton. The surrounding area comprises mainly residential accommodation with some tertiary retail and leisure properties nearby. The site is almost opposite the attractive Murray Park.

Whitton main line railway station is situated approximately half a mile to the south of the site providing regular services to London Waterloo.

DESCRIPTION

The property comprises a single storey car showroom and workshop to the front with a large yard and additional workshop to the rear. The front workshop provides 4 car repair bays to the side and 1 car repair bay to the front along with a customer reception, office, male and female WCs, kitchen and storage areas.

To the front of the property is a forecourt for the display of 8 cars. The rear yard measures approximately 20m wide by 27m deep.

TENANCY

Tenant: Alexanders of Twickenham Limited
Term: 15 years from 1/9/2004
Rent: £60,00 per annum

This lease is excluded from Sections 24-28 of the Landlord and Tenant Act 1954

ENERGY PERFORMANCE RATING

Energy Rating: TBC



AMENITIES

- Forecourt for 8 cars
- Customer reception
- MOT bay
- 4 further repair bays with sectional loading doors
- Gas central heating and blown heating to workshop
- Exhaust gas extraction system
- Secure gated rear yard
- Separate rear workshop

ACCOMMODATION

The premises have the following approximate gross internal floor area:

4,706 SQ FT (503.53 SQ M) APPROX.

TENURE

Freehold subject to the occupational tenancy to Alexanders of Twickenham Limited.

PRICE

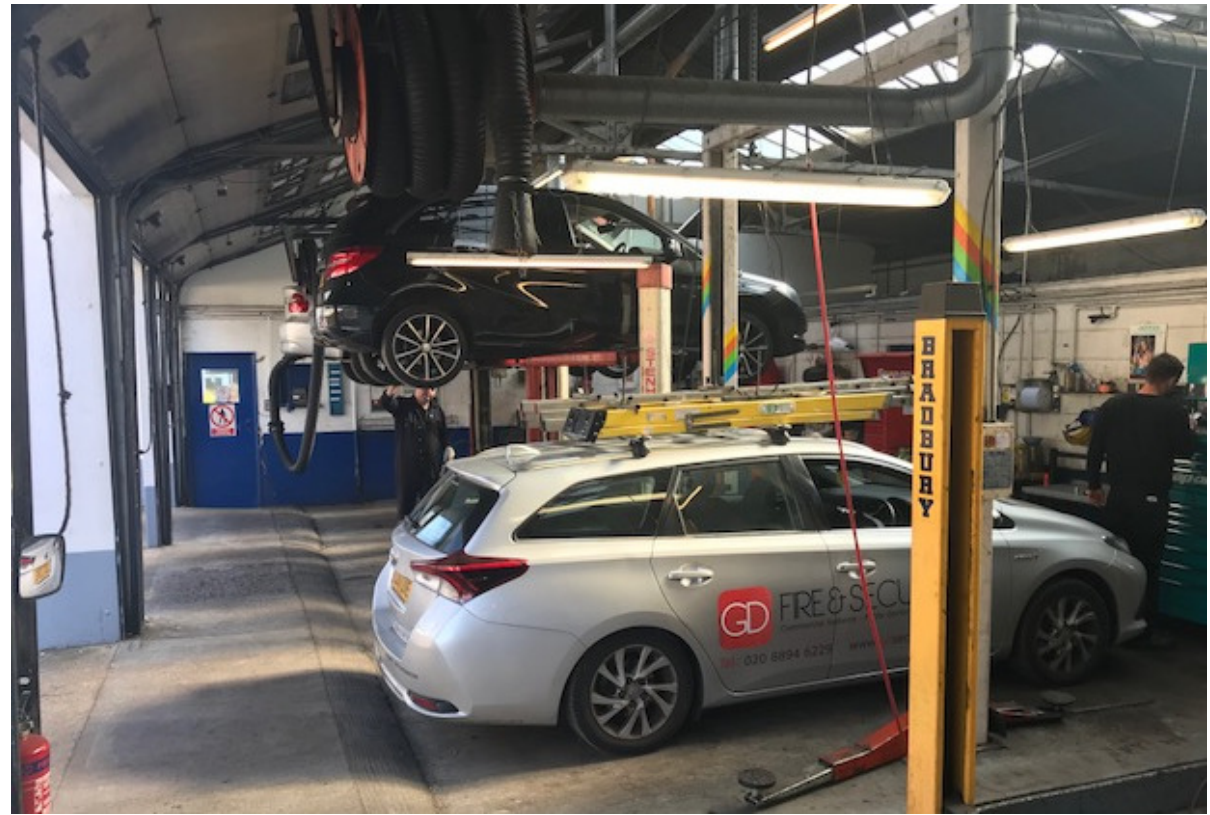
£1,500,000 + VAT

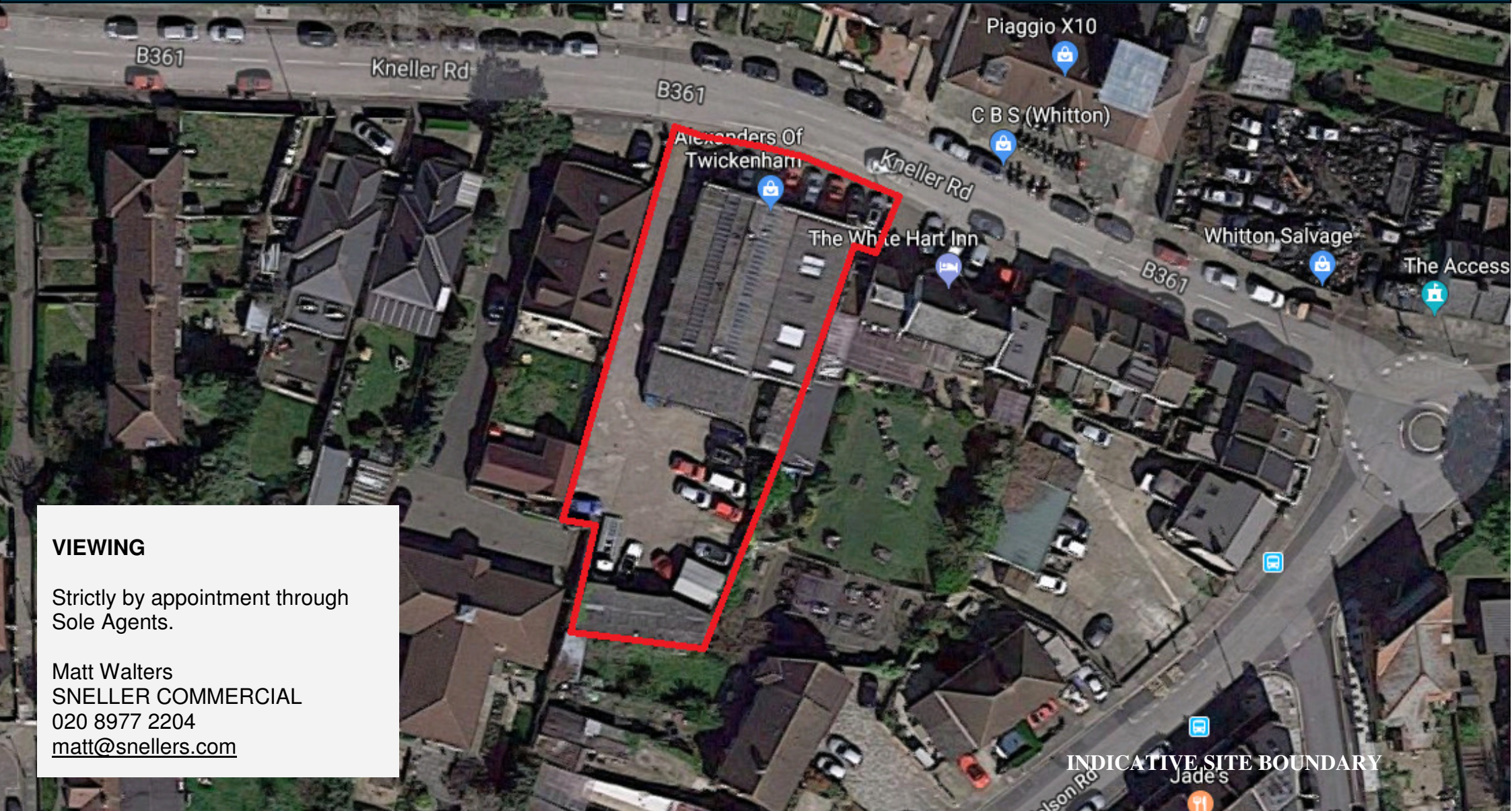
BUSINESS RATES

Rateable Value

Vehicle repair workshop and premises: £53,500

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.





VIEWING

Strictly by appointment through
Sole Agents.

Matt Walters
SNELLER COMMERCIAL
020 8977 2204
matt@snellers.com

INDICATIVE SITE BOUNDARY

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* BUILDING SURVEYS * PROPERTY INVESTMENTS ***

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