

CHILDCARE INVESTMENT FOR SALE

63 SQ M (677 SQ. FT) APPROX.

127 COLNE ROAD, TWICKENHAM, TW2 6RA

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



APPROXIMATE SITE PLAN

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

020 8977 2204

- **FREEHOLD INVESTMENT**
- **NEW 5 YEAR FRI LEASE STC**
- **LET AT £14,000 PER ANNUM**
- **FUTURE DEVELOPMENT POTENTIAL STP**

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 south side of Colne Road, Twickenham. The area benefits from good road communications with the A316 0.5 miles to the north, providing access to the M3 Motorway.

Twickenham Railway station provides regular rail services into London Waterloo and is located approximately 1 mile distant to the east. Bus services operate a number of routes including services to Kingston, Richmond and Hounslow.

DESCRIPTION

The property comprises a detached, single-storey building beneath a flat felt roof. Internally the building is laid out to comprise an open-plan nursery, with kitchenette and w/c at the rear.

ACCOMMODATION

The property has an approximate gross internal floor area of:

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LEASE

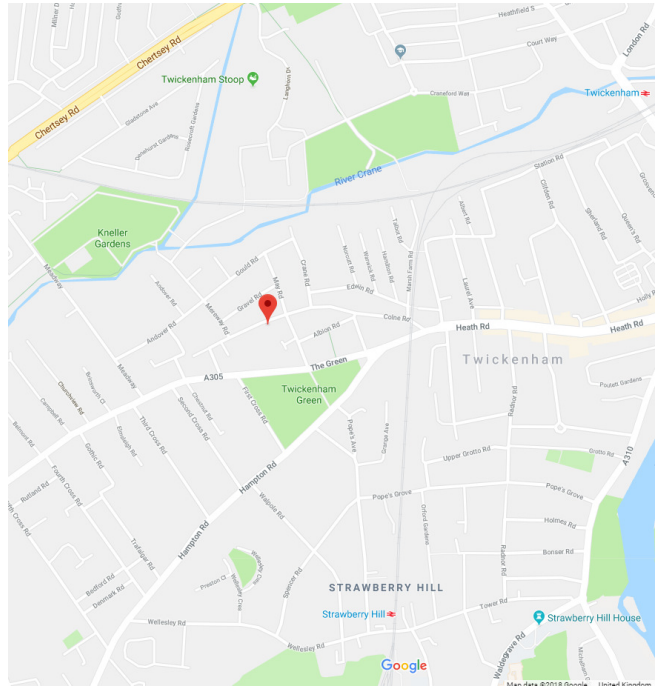
A new 5 year full repairing and insuring lease has been agreed with the existing tenant at £14,000 per annum.

ENERGY PERFORMANCE RATING

A copy of the certificate is available on request.

TENURE

Freehold subject to the occupational lease.



PRICE

£210,000

VAT

We have been advised that VAT is not payable on this transaction

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
020 8977 2204
matt@snellers.com



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

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