

UNBROKEN FREEHOLD INVESTMENT
FOR SALE

144 HEATH ROAD, TWICKENHAM, TW1 4BN

2,475 SQ FT (230 SQ M)

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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.

EXECUTIVE SUMMARY

- Freehold mixed use investment.
- 5 Flats all let on ASTs (1 x studio, 2 x 1 beds, 2 x 2 beds).
- Commercial unit on ground floor.
- Income for the flats £70,740 per annum and £15,000 per annum for the commercial.
- **TOTAL income £85,740 per annum.**
- We are seeking offers in the region of **£1,650,000** for the freehold interest representing a net initial yield of 4.91% after allowing for purchasers costs of 5.8%.



LOCATION

The property is situated on the north side of Heath Road, on the junction with Laurel Avenue. Twickenham is an affluent South West London suburb on the banks of the River Thames. 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 café, currently let and trading as Sapori TW1 Italian Deli and Coffee Shop.

The residential ground, first and second floors are accessed from a separate entrance on Laurel Avenue and comprise 1 x studio, 2 x 1 beds, 2 x 2 beds.

The apartments are presented in good decorative order with modern kitchens and bathrooms and good quality flooring throughout.



ACCOMMODATION

Please see the tenancy schedule below for details of floor areas.

ENERGY PERFORMANCE RATING

Certificates available upon request

BUSINESS RATES

The 2017 Rateable Value for the retail unit is: £12,750

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

TENURE

Freehold subject to the occupational tenancies.

PRICE

We are seeking offers in the region of £1,650,000 for the freehold interest representing a net initial yield of 4.91% after allowing for purchasers costs of 5.8%.

TENANCY SCHEDULE

Unit	Beds	Size Sq Ft	Tenant	Term	Annual Rent	Notes
Flat 1, 2a Laurel Avenue	Studio	326	Standard AST	1 year from 11.5.18	£ 11,400.00	AST
Flat 2, 2a Laurel Avenue	1	342	Standard AST	1 year from 20.9.18	£ 13,140.00	AST
Flat 3, 2a Laurel Avenue	2	488	Standard AST	1 year from 6.6.18	£ 15,600.00	AST
Flat 4, 2a Laurel Avenue	1	341	Standard AST	1 year from 23.6.18	£ 13,800.00	AST
Flat 5, 2a Laurel Avenue	2	488	Standard AST	1 year from 6.10.18	£ 16,800.00	AST
Retail	Commercial	490	The OU Cafe Limited	10 years from 3.7.13	£ 15,000.00	Commercial lease, outstanding rent review July 2018, outside the L&T Act, July 2018 break not exercised
TOTAL		2,475			£ 85,740.00	



VIEWING

Strictly by appointment through
Sole Agents.

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