

FOR SALE

LEASEHOLD RETAIL PREMISES

131 PERCY ROAD, WHITTON, TWICKENHAM, MIDDLESEX TW2 6HT

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL INVESTMENT**
- **RENTAL INCOME £17,000 PA RISING TO £19,000 PA FROM JUNE 2021**
- **LET ON A NEW LEASE FROM JUNE 2019**
- **125 YEAR LEASE FROM MAY 2005**

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.

131 PERCY ROAD, WHITTON TW2 6HT

LOCATION

The property is located in a parade of 5 commercial premises at the northern end of Percy Road adjoining Whitton High Street. The property is 100 yards from the entrance to Whitton railway station.

Whitton is within the London Borough of Richmond approximately 2 miles north of Twickenham and 1.5 miles south of Hounslow.

DESCRIPTION

The property comprises a lock up shop on the ground floor of a period building.

The premises are currently let and will be occupied as a picture framers.

ACCOMMODATION

The property has the following approximate net internal floor area:-

64.2 sq. m (691 sq. ft)

TENURE

125 year lease from May 2005 subject to the occupational lease granted to Afshin Tasadikari for a term of 15 years from 28th June 2019 at a rent of £17,000 per annum, rising to £19,000 per annum from June 2021. 5 yearly rent reviews.

PRICE

£275,000

BUSINESS RATES

2017 Rateable Value: £15,000

ENERGY PERFORMANCE RATING

Energy Rating: D79

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable