

FOR SALE

LONG LEASEHOLD INVESTMENT

6 CROWN ROAD, ST. MARGARETS, TWICKENHAM TW1 3EE

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **GROUND FLOOR SHOP AND BASEMENT**
- **CURRENT INCOME £15,000 PER ANNUM**
- **TENANT LEASE EXPIRY 11TH APRIL 2023**
- **999 YEAR LEASE FROM DECEMBER 1993**

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.

6 CROWN ROAD, ST. MARGARETS TW1 3EE

LOCATION

The property is situated within a retail parade in St. Margaret's which is located between Twickenham and Richmond town centres and within the affluent London Borough of Richmond upon Thames. The property is within a Conservation Area.

St. Margarets mainline railway station is in close proximity and there is easy access to the A316 (Chertsey Road) connecting to the M3 and motorway network.

DESCRIPTION

The property comprises a ground floor shop and basement with WC, currently let as a barbers. The property is in good decorative condition with fully glazed shop front.

ACCOMMODATION

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

	SQ. M	SQ. FT
Ground Floor	21.8	235
Basement	33.6	361
TOTAL	55.4	596

NB: Part of the basement has a restricted head height of 1.5m. Remainder at 2.2m.

TENURE

A long lease for a term of 999 years from 25th December 1993 at a peppercorn ground rent.

OCCUPATIONAL LEASE

A lease is granted to The Barbers (St. Margarets) Limited for a term of 10 years from 12th April 2013 at a current rent of £15,000 per annum.

PRICE

Offers in the region of £300,000

BUSINESS RATES

2017 Rateable Value: £11,500

ENERGY PERFORMANCE RATING

Energy Rating: G157

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

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

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