

FOR SALE

FLAT & GROUND RENT INVESTMENT

71 QUEENS ROAD, TWICKENHAM, MIDDLESEX TW1 4EZ

SNELLER

COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **DETACHED VICTORIAN BUILDING**
- **FREEHOLD GROUND RENT INVESTMENT**
- **INCLUDES ONE BED SPLIT LEVEL FLAT**
- **ADDITIONAL RENTAL INCOME £15,600 PA**

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 corner of Queens Road and Sherland Road in Twickenham town centre which provides a wide range of retail shops, restaurants, coffee shops and bars. The property is also situated in close proximity to the Holly Road Car Park.

Twickenham Railway station provides regular services to London Waterloo and the A316 Chertsey Road provides access to Central London and the M3/M25.

DESCRIPTION

This well maintained and rarely available investment comprises a one bedroom split level apartment which is currently let on an AST until August 2022. The remainder of the property is split into four additional apartments set over ground, first and second floors that are generating ground rent income.

ACCOMMODATION

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

Flat 1	64 sq.m	(688 sq. ft)
Flat 2	45 sq.m	(484 sq. ft)
Flat 3	54 sq.m	(581 sq. ft)
Flat 4	48 sq.m	(519 sq. ft)
Ground Floor Flat	131 sq.m	(1,410 sq. ft)

TENURE

Freehold.

Subject to 3 x 125 year leases of the residential upper parts from 24/06/1987 with ground rents of £250 per annum per flat.

In addition there is 1x 125 year lease of the Ground Floor Flat from 2019 with ground rent of £125 per annum

- Ground Rent Income: £825 per annum
- Flat 4 Rental Income: £15,600 per annum

GUIDE PRICE

Offers in the region of £450,000

ENERGY PERFORMANCE RATING

Flat 1 Energy Rating: E (39)

Flat 2 Energy Rating: D (62)

Flat 3 Energy Rating: D (56)

Flat 4 Energy Rating: C (77)

Ground Floor Flat Energy Rating: D (61)

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
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