

# FOR SALE

MIXED USE FREEHOLD

30 STAINES ROAD, TWICKENHAM, MIDDLESEX TW2 5AH

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **VACANT GROUND FLOOR COMMERCIAL PREMISES**
- **INDEPENDENT ACCESS TO 2 BEDROOM RESIDENTIAL FLAT OVER TWO FLOORS**
- **FLAT LET ON AN AST AT A RENT OF £999 PCM**

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.

# 30 STAINES ROAD, TWICKENHAM TW2 5AH

## LOCATION

The property is located on Staines Road (A305), Twickenham in close proximity to Twickenham Green and just over half a mile to Twickenham town centre and 1 mile to Twickenham railway station. Strawberry Hill station is also just under 1 mile away.

The property is set amongst a number of other independent businesses including, cafes, convenience stores, and hairdressers.

## DESCRIPTION

The property comprises a mid terraced 3 storey building providing commercial premises on the ground floor with independent access at the front to residential accommodation over 2 floors above.

The ground floor provides a front retail area with attractive character shop front and storage and WC to the rear. There is rear access from the ground floor.

There is access from the front of the property with stairs to the first floor comprising lounge, fitted kitchen and bathroom.

Stairs to the second floor provides two bedrooms.

The flat benefits from double glazed UPVC windows and gas central heating.

## ACCOMMODATION

The ground floor commercial premises has a total approximate net internal floor area of 57.6 sq. m (619 sq. ft).

The flat has a total gross internal floor area of approximately 62 sq. m (667 sq. ft).

## TENURE

Freehold with vacant possession of the ground floor and subject to the Assured Shorthold Tenancy of the residential accommodation at a rent of £999 pcm.

## PRICE

Offers in the region of £550,000

## BUSINESS RATES

2017 Rateable Value: £5,500

2023 Rateable Value: £5,300

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

## COUNCIL TAX

Band C

## ENERGY PERFORMANCE RATING

To be confirmed.

## VIEWING

Strictly by appointment through Sole Agents.

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

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