

FOR SALE

SNELLER
COMMERCIAL

CHARTERED SURVEYORS

313.95 sq. m (3,379.35 sq. ft) NET

38, 38A, 38B, 38C STAINES ROAD, TWICKENHAM, TW2 5AH



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **UNBROKEN FREEHOLD INVESTMENT**
- **TWO LOCK UP SHOP AND TWO FLATS**
- **LOCATED ON VISIBLE RETAIL PARADE**
- **ANNUAL RENTAL INCOME OF £65,040**
- **FOR SALE BY RECEIVERS**

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.

38, 38A , 38B, 38C STAINES ROAD, TWICKENHAM, TW2 5AH

LOCATION

The property is located on Staines Road (A305), Twickenham, close to the junction of The Meadway and in close proximity to Twickenham Green. Twickenham town centre is approximately 1 mile away along with Twickenham railway station. Strawberry Hill station is also just under a mile away.

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

ACCOMMODATION

RETAIL STORES

- No 38 49.9 m2 (537.12 sq. ft)
- No 38a 79.0 m2 (850.89 sq. ft)

RESIDENTIAL FLATS

- No 38b 86 m2 (925 sq. ft)
- No 38c 99 m2 (1,065 sq. ft)

TENURE

Freehold

INCOME

Retail

- Unit 38 £13,500 pa
- Unit 38a £15,540 pa

Assured Shorthold Tenancies of the residential upper floors at following rents;

- 38C £16,800 pa
- 38C £19,200 pa

Annual rental income of £65,040.
Reflecting a blended gross yield of 5.9%.

PRICE

Offers in the region of £950,000

BUSINESS RATES

2017 Rateable Values

- 38a Rateable Value: £11,750
- 38 Rateable Value: £10,250

2023 Rateable Values

- 38a Rateable Value: £11,250
- 38 Rateable Value: £9,900

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

ENERGY PERFORMANCE RATINGS

Commercial Units Energy Rating:

- 38: C (73)
- 38a: TBC

Residential Flats Energy Rating:

- 38b: C (73)
- 38c: D (67)

A copy of the certificates are available on request.

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
Sneller Commercial
020 8977 2204
antony@snellers.com

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

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