

115 London Road, Twickenham  
TW1 1EE



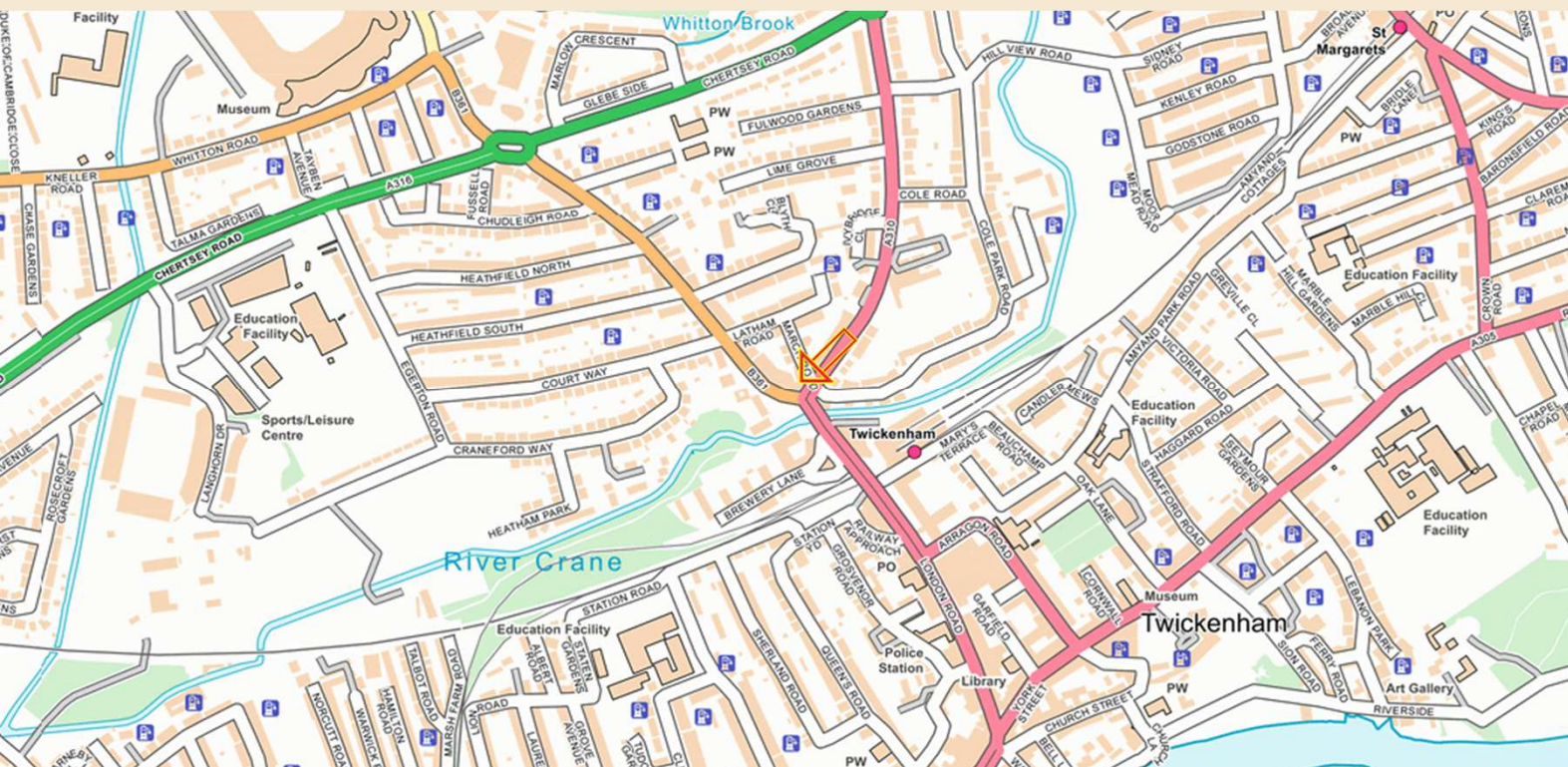
**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

FREEHOLD INVESTMENT FOR SALE  
MIXED COMMERCIAL AND RESIDENTIAL

# LOCATION

The property is located in London Road prominently located at the busy junction with Whitton Road in Twickenham. Twickenham railway station is directly opposite on London Road and provides direct services to London Waterloo with a fastest journey time of 30 minutes. Richmond railway station is approximately 2.5 miles with access to the London Underground via the District Line. Twickenham town centre is over the railway bridge and provides a large variety of independent and National retailers as well as coffee shops, pubs and restaurants.

The A316 Great Chertsey Road is approximately half a mile away providing access to the M3, M25 and motorway network. Heathrow Airport – Terminal 5 is approximately 17 miles.



# DESCRIPTION

The property comprises a freehold mixed use property providing a ground floor commercial premises, currently operating as a fish & chip take-away with separate access from the front of the property to a residential flat, laid out over the two upper floors.

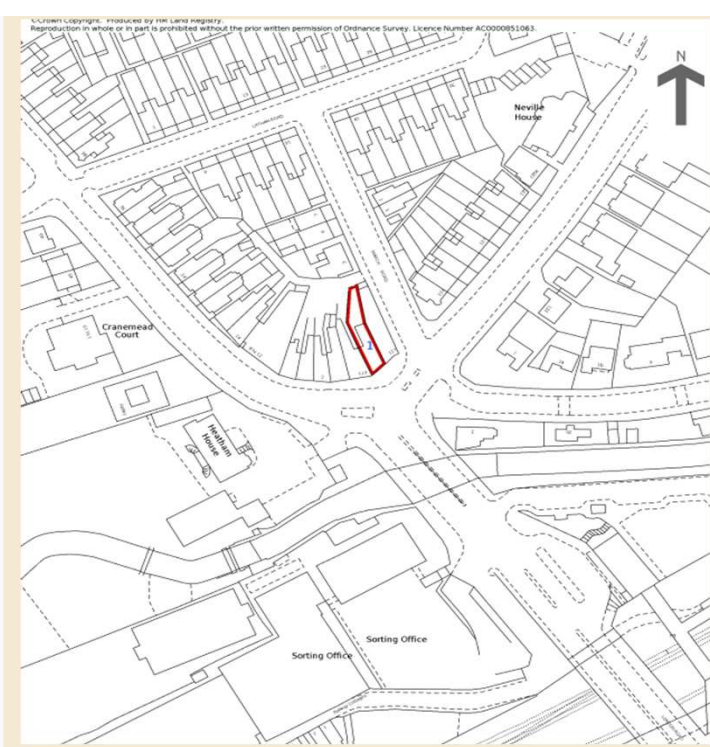
The first floor provides a lounge, bedroom, bathroom, separate WC, kitchen and partitioned dining area. There is access to a roof terrace. The second floor provides two further bedrooms.

To the rear of the property there is parking for two cars and access to a rear service road.

# ACCOMMODATION

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

	SQ. M	SQ. FT
<b>GROUND FLOOR</b>	88.6	954
<b>FIRST FLOOR</b>		
Lounge	21.6	232
Bedroom 1	12.3	133
Bathroom	4.2	45
WC		
Kitchen	6.5	70
Dining Room	10.6	116
<b>SECOND FLOOR</b>		
Bedroom 2	13	140
Bedroom 3	20.7	223



# BUSINESS RATES

2026 Rateable Value: £16,500

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

# COUNCIL TAX

BAND D

# EPC

Energy Performance Certificate to be confirmed.

# CONTACT US



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# TENURE

Freehold subject to a new lease of the ground floor commercial premises to be granted for a term of 12 years at a rent of £24,000 per annum.

Vacant possession of the two upper floors.

# PRICE

Offers in the region of £800,000

# AML CHECKS

Anti-money laundering regulation: it is now standard procedure to undertake personal and company AML checks. Please note this is taken up for both the vendor and purchaser and any other entity that has a relationship with the property.