

FOR SALE

FULLY LET MIXED USE INVESTMENT

387 ST. MARGARETS ROAD, TWICKENHAM TW1 1PP

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **GROUND FLOOR RESTAURANT**
- **15 YEAR LEASE FROM FEBRUARY 2020**
- **TWO BEDROOM FLAT ON UPPER FLOORS**
WITH A RENTAL INCOME OF £1,500 PCM
- **EXCELLENT DECORATIVE ORDER**
- **TOTAL INCOME £43,000 PER ANNUM**

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.

387 ST. MARGARETS ROAD, TW1 1PP

LOCATION

The property is located on St. Margarets Road (A3004) which adjoins the A316 at the St. Margarets roundabout to Old Isleworth. St. Margarets railway station is approximately half a mile and Richmond town centre is within 2 miles.

Located within a small parade which serves a highly residential area, other occupiers include convenience stores, takeaway outlet and medical premises.

DESCRIPTION

The property comprises a ground floor restaurant with decked front forecourt for outside seating. The restaurant is fitted to a good standard with a bar area, male & female WC's, fully fitted kitchen, cold store and rear yard providing rear access. There is also access to a basement.

There is separate access from the front to a split level flat comprising kitchen/diner, lounge, bedroom and WC/shower on the first floor and second loft bedroom with en suite bathroom.

The flat is presented in excellent decorative order and benefits from gas central heating and part wooden floors.

ACCOMMODATION

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

	SQ. M	SQ. FT
Ground Floor	86.4	930
Basement Head height 1.7m	39.3	423
TOTAL	125.7	1353
Rear yard	32.4	349
Forecourt	12.1	130

The upper floors have a total approximate gross internal floor area of 110 sq. m (1182 sq. ft).

TENURE

Freehold subject to the following tenancies:-

Ground Floor Restaurant

15 year lease from 17th February 2020 at a rent of £25,000 per annum. The lease is subject to 5 yearly rent reviews. The landlords hold a 3 month rent deposit.

Upper Floors

The residential flat is let at a rent of £1,500 pcm.

PRICE

Offers in the region of £670,000

BUSINESS RATES

2017 Rateable Value: £7,000

COUNCIL TAX - Band C

ENERGY PERFORMANCE RATING

Commercial Energy Rating: C63

Residential Energy Rating: C

Copies of the certificates are 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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