

# FOR SALE

## MIXED USE FREEHOLD

8 CROWN ROAD, ST. MARGARETS, TWICKENHAM TW1 3EE

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

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

**020 8977 2204**

- **PERIOD PROPERTY ARRANGED OVER BASEMENT, LOWER GROUND, GROUND AND THREE UPPER FLOORS**
- **GROUND FLOOR SHOP**
- **4 BEDROOM FLAT WITH SEPARATE ACCESS**
- **FULLY VACANT**

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.

# 8 CROWN ROAD, ST. MARGARETS TW1 3EE

## LOCATION

The property is situated within a retail parade in St. Margaret's which is situated between Twickenham and Richmond town centres and within the affluent London Borough of Richmond upon Thames. The property is within a Conservation Area.

St. Margarets mainline railway station is in close proximity and there is easy access to the A316 (Chertsey Road) connecting to the M3 and motorway network.

## DESCRIPTION

The property comprises a mid terrace Victorian period property. The ground and lower ground floors have previously been in retail use. The basement is accessed via the shop and has a head height of approximately 1.37 metres.

The upper floors comprise a four bedroom residential flat which has its own separate entrance and security gate.

To the rear of the property is a small yard which is accessed via an external staircase from the retail unit and there is also an outside WC.

## ACCOMMODATION

The shop and basement have the following approximate net internal floor areas:-

	<b>SQ. M</b>	<b>SQ. FT</b>
Ground Floor	24.8	267
Lower Ground Floor	11.4	123
Basement	37.9	408
<b>TOTAL</b>	<b>74.2</b>	<b>798</b>

The Gross Internal Floor area of the upper floors is approximately 101.2 sq. m (1090 sq. ft).

## TENURE

FREEHOLD with vacant possession

## PRICE

Offers in the region of £775,000

## BUSINESS RATES

2017 Rateable Value: £10,500

## COUNCIL TAX

Band D

## ENERGY PERFORMANCE RATING

Residential Flat Energy Rating: D58

A copy of the certificate is available on request.

Commercial Energy 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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