

# FOR SALE

## LONG LEASEHOLD INVESTMENT

24 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**
- **INCOME PRODUCING GROUND FLOOR SHOP**
- **CURRENT INCOME £15,000 PER ANNUM**
- **VIRTUAL FREEHOLD**
- **NEW 999 YEAR LEASE**

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.

# 24 CROWN ROAD, ST. MARGARETS TW1 3EE

## LOCATION

The property is situated at the end of 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 an end terrace Victorian period property. The ground floor is in retail use and let to an established business, Botanica Medica.

## ACCOMMODATION

The ground floor has an approximate net internal floor area of:-

27.5 sq. m (295 sq.ft) plus WC.

## TENURE

New 999 year lease

## TENANCY

Occupational lease of the ground floor at a current rent of £15,000 pa.

## PRICE

£250,000

## BUSINESS RATES

2017 Rateable Value: £11,500

2023 Rateable Value: £15,250

## ENERGY PERFORMANCE RATING

Energy Rating: E116

A copy of the certificate is 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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