



**Price/premium** £1,450,000

**Ref** #3222

## Address

**Address:** 1-2, 3 & 4-7 Twickenham Road- 7-9 Clarence Street & 1-8 Tadcaster Court

**Postcode:** TW9 2SE

**Town:** Richmond Upon Thames

**Area:** Surrey

## Location

Visually prominent position on the main A316, close to Richmond town centre and station. Richmond is a very affluent area and approximately 7 miles from central London.

## Description

Freehold Investment for sale- Guide Price £1,450,000.

A large corner three storey building comprising four adjacent retail units and eight flats above (not inspected). There is a rear yard area providing some parking, accessed from Clarence Street. All of the flats have been sold on long leases at peppercorn ground rents. The property was probably built in the 1920's.

The shops are let on separate leases with a combined annual income of £97,000 p.a. One shop (No 3) has just become vacant and this figure assumes the agreed letting is completed at £18,000 p.a.

Tenancies;

1-2 Twickenham Rd- 15 year lease from 7 June 2011. £20,000 p.a. 3 yearly upward only Rent Reviews. June 2023 Rent Review not actioned. EPC band F.

3 Twickenham Rd- Currently vacant and under offer at £18,000 p.a. EPC band B.

4-7 Twickebham Rd- 10 year lease from 22 March 2021. £45,000 p.a. 5 yearly upward only Rent Review. Tenant only Break Option 22 March 2026. EPC awaited.

7-9 Clarence St- 10 year lease from 3 October 2023. £14,500 p.a. 5 yearly upward only Rent Review. Tenant only Break Option after 5 years at no less than 6 months notice. EPC awaited.

1-8 Tadcaster Court- Each flat sold on 189 year lease from 1984 at peppercorn ground rents.

Please view only by appointment through us and do not disturb the current tenants.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£1,450,000
<b>Legal fees:</b>	Each party to bear their own

## Features

- ✓ Close to station
- ✓ Freehold
- ✓ Mixed use investment
- ✓ Prominent location
- ✓ Viewings by appointment only

## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).







