

FREEHOLD FOR SALE (3 new flats & 1 shop)



28 YORK STREET, TWICKENHAM, TW1 3LJ

Commercial space 969 sq. ft (90 sq. m)

Residential space 1,765 sq. ft (164 sq. m)

020 3952 7345

07786 335 974



VIEWING & FURTHER INFORMATION

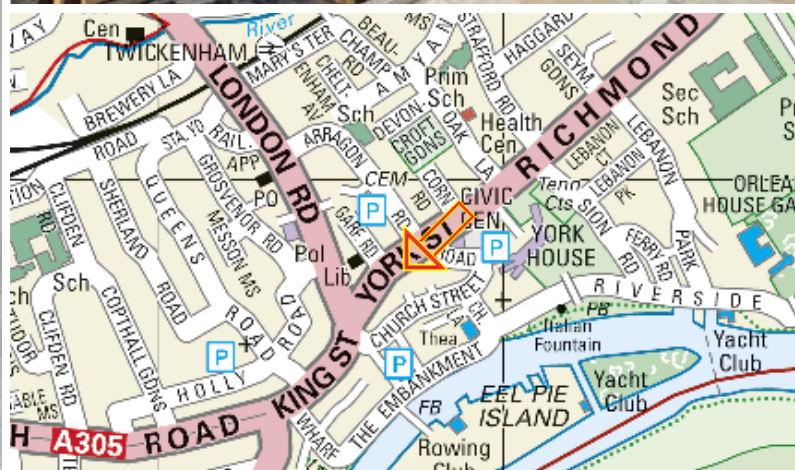
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- EXCITING FREEHOLD OPPORTUNITY
- 4-STOREY MID-TERRACE PROPERTY
- PROMINENT RETAIL PREMISES
- 3 NEWLY MODERNISED FLATS ABOVE
- TOWN CENTRE LOCATION
- REFURBISHED INTERIOR

Gray Point Commercial Property Advisors
70 London Road
Twickenham
TW1 3QS



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LOCATION

York Street is in the commercial centre of the affluent London suburb of Twickenham, just 9 miles south west of Central London and 2.5 miles north of Kingston-upon-Thames. It is conveniently positioned for various amenities and a wide range of facilities, including supermarkets, restaurants, cafés, riverside pubs and Twickenham Stadium.

Twickenham mainline railway station is within 400m of the property, providing regular services into London Waterloo (journey times from 21 minutes). The River Thames and Marble Hill Park are within walking distance and Richmond is easily accessible.

DESCRIPTION

This is a newly refurbished property comprising a large retail area with excellent natural light from floor to ceiling window frontage. The property includes a rear store area with WC and basements. The entire ground floor has the benefit of A4 to A1 use, however interested parties should make their own enquiries to the local planning authority at The London Borough of Richmond upon Thames. There are three newly modernised flats above the property, across three storeys.

ACCOMMODATION

Total Commercial net internal area:	969 sq. ft (90 sq. m)
Ground Floor frontage:	4.1 meters
Total Residential net internal area:	1,765 sq. ft (164 sq. m)

Please see floor plans provided within this brochure.

ENERGY PERFORMANCE RATING

Commercial space rating: D (90) - a copy of the certificate is available on request

Residential space rating to be confirmed

FREEHOLD PRICE

Unconditional offers of £1,400,000 for the Freehold interest

BUSINESS RATES

Under review.

* All applicants are advised to make their own enquiries through the London Borough of Richmond billing authority.

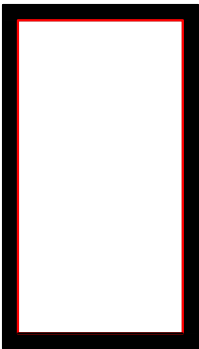
LEGAL COSTS

Each party to cover their own legal costs.

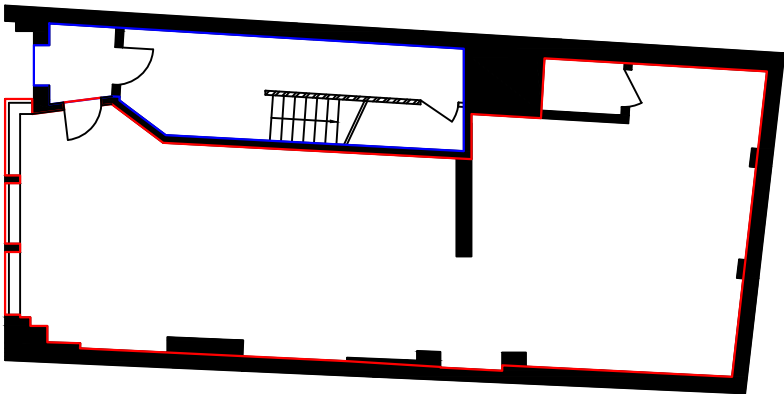
Subject to contract 28 January 2021 www.gray-point.com

The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of the fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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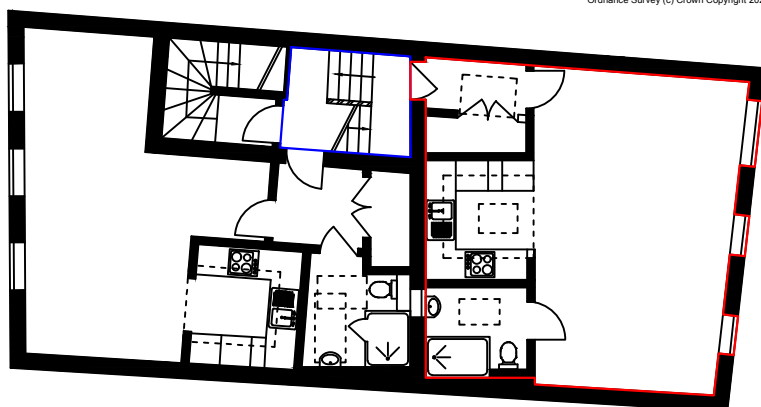
Basement



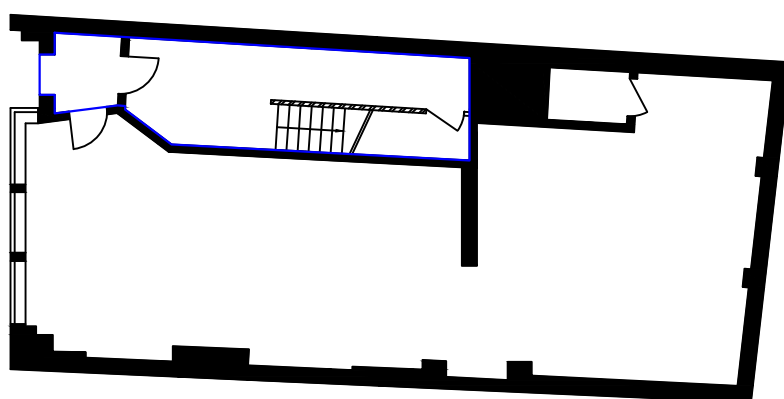
Ground Floor

Ground Floor and Basement 28 York Street, Twickenham TW1 3LJ		A4	
TOTAL INTERNAL FLOOR AREA : 90 SQ METRES			
 SCALE (METRES)		SCALE 1:150 (Inset 1:1250)	



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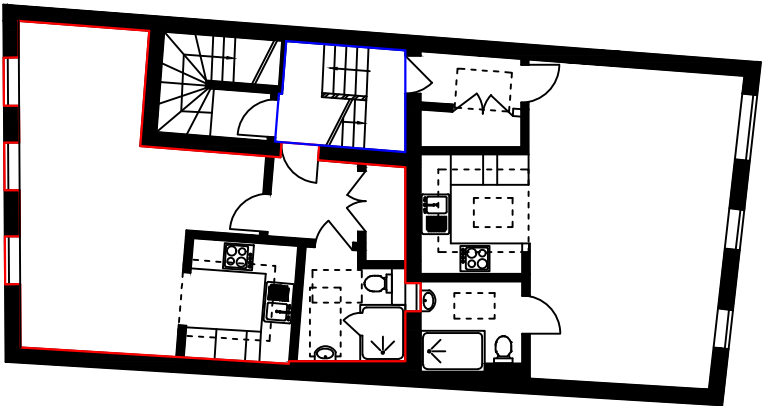
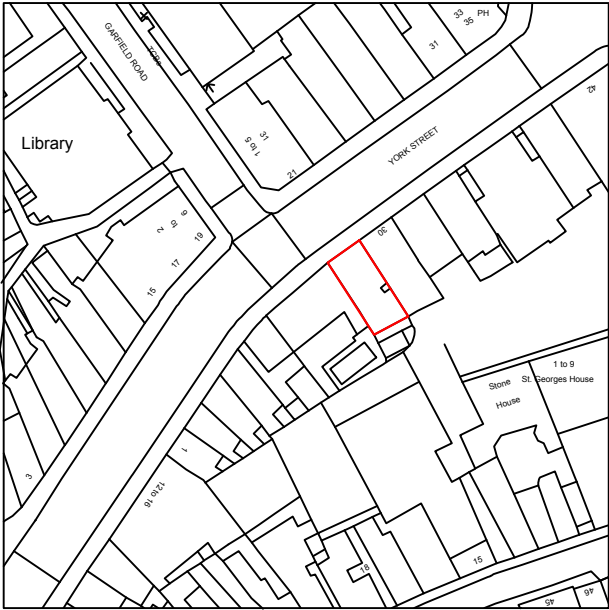
First Floor



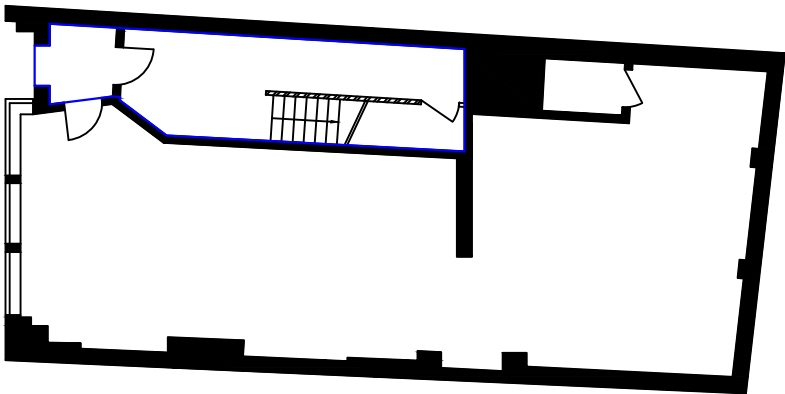
Ground Floor

Flat 1 28 York Street, Twickenham TW1 3LJ		A4	
TOTAL INTERNAL FLOOR AREA : 38 SQ METRES			
 SCALE (METRES)		SCALE 1:150 (Inset 1:1250)	

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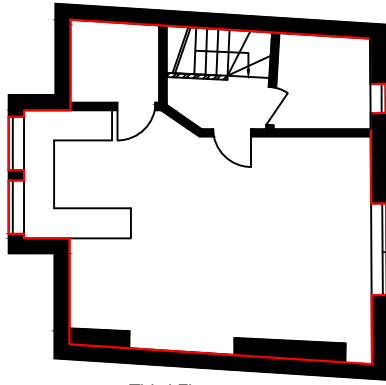


First Floor

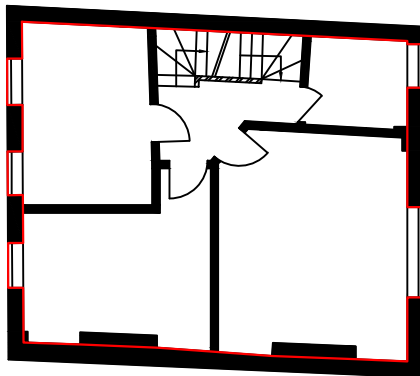


Ground Floor

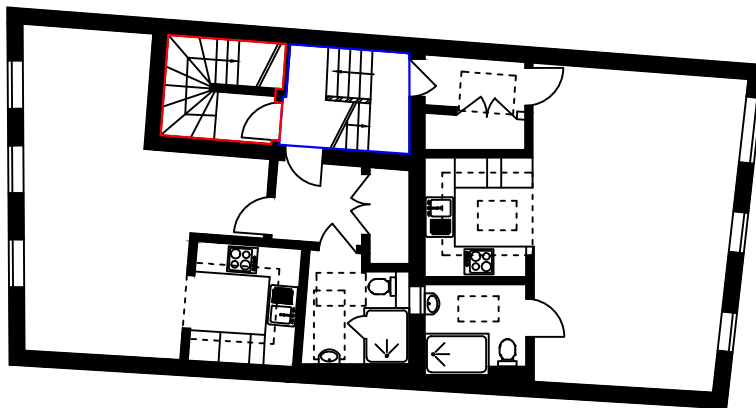
Flat 2 28 York Street, Twickenham TW1 3LJ		A4	
TOTAL INTERNAL FLOOR AREA : 37 SQ METRES			
 SCALE (METRES)		SCALE 1:150 (Inset 1:1250)	



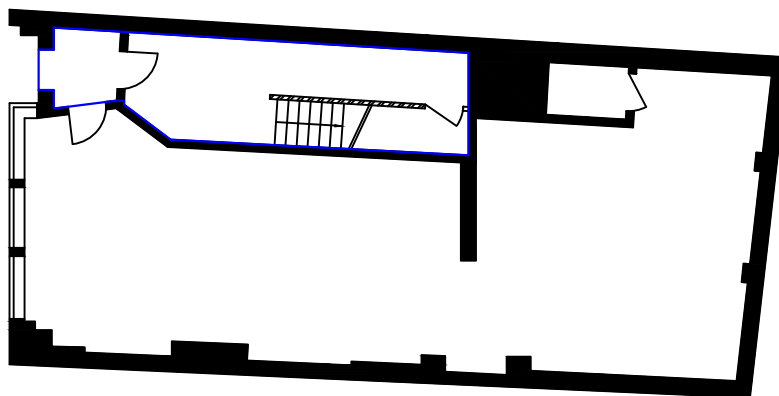
Third Floor



Second Floor






First Floor



Ground Floor



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Flat 3 28 York Street, Twickenham TW1 3LJ		A4	
TOTAL INTERNAL FLOOR AREA : 89 SQ METRES			
 SCALE 1:150  (Inset 1:1250)		SCALE 1:150 (Inset 1:1250)	