



## ATTRACTIVE MIXED-USE PROPERTY IN AFFLUENT SOUTH WEST LONDON

1 RETAIL UNIT & 3 NEWLY REFURBISHED FLATS - 2,734 SQ. FT (254 SQ. M)

28 YORK STREET, TWICKENHAM, LONDON TW1 3JL

FREEHOLD FOR SALE - £1,390,000

PLEASE CALL US ON: 020 3952 7345

 **GrayPoint**  
COMMERCIAL PROPERTY ADVISORS







## EXECUTIVE SUMMARY

Attractive vacant mixed-use property in affluent area of London comprising 1 retail unit and 3 newly refurbished flats (x2 1 bedroom flats and x1 3 bedroom maisonette, across 3 storeys).

Potential Rent of approximately £81,000 per annum

## PROPOSAL

The Freeholder is seeking offers in the region of **£1,390,000** (one million three hundred and ninety thousand pounds), giving a potential net initial yield of 5.82%.

### 28 YORK STREET

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)
Total net internal area:	2,734 sq. ft (254 sq. m)

*All measurements and areas are approximate and should not be relied upon to provide accurate information.*



## 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, cafes, 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

The property has been fully refurbished to an exceptionally high standard throughout and we would invite you to take the video tour [by clicking this link](#), which gives a great feel for the property.

The property comprises a large retail area with excellent natural light from floor to ceiling window frontage, 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, across three storeys. Please see back page for plans and measurements.





## TENURE

The property is being sold as a freehold.

## PLANNING

The property is located within the London Borough of Richmond upon Thames. All enquiries to be made directly.

## VAT

VAT to be paid on the retail element of the purchase.

## ENERGY RATING

Retail and residential premises - Rating D  
*Copies of certificates available on request.*





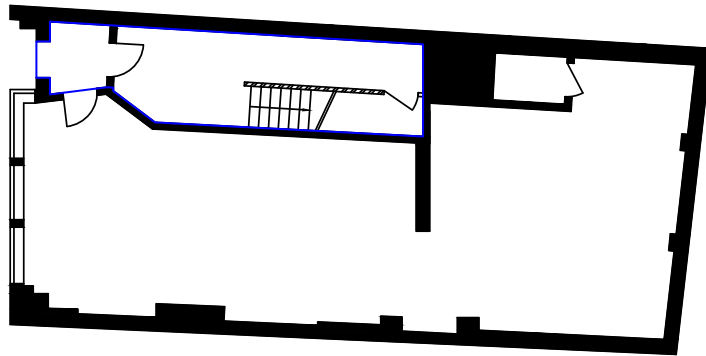
## LEGAL COSTS

Each party to cover their own legal costs.

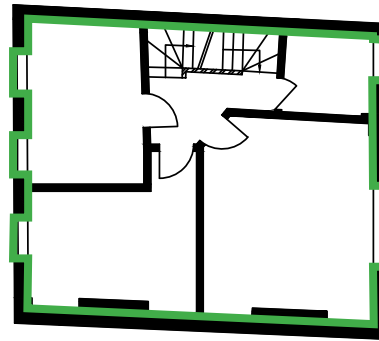
Subject to contract 15 July 2021 [www.gray-point.com](http://www.gray-point.com)

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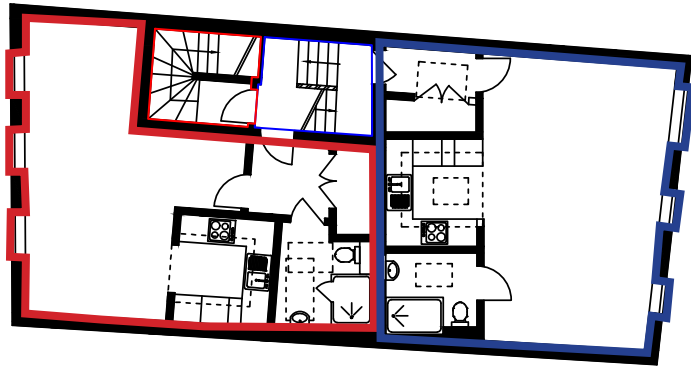




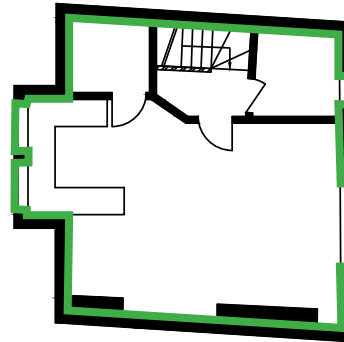
Ground Floor



Second Floor



First Floor



Third Floor



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These plans are not to scale and must be used as layout guidance only.  
All measurements and areas are approximate and should not be relied upon to provide accurate information.

## 28 YORK STREET

Ground floor & basement net internal floor area:	969 sq. ft (90 sq. m)
Flat 1 net internal floor area:	409 sq. ft (38 sq. m)
Flat 2 net internal floor area:	398 sq. ft (37 sq. m)
Flat 3 net internal floor area:	958 sq. ft (89 sq. m)



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