

# INVESTMENT FOR SALE – SHOP & FLAT

12 ASHBURNHAM ROAD, RICHMOND TW10 7NF

1,544 sq. ft (143.5 sq. m) APPROX.



**FULLY TENANTED PROPERTY WITH POTENTIAL FOR REFURBISHMENT**

LONG LEASEHOLD: £590,000

PLEASE CALL US ON: 020 8703 8075

 **GrayPoint**  
COMMERCIAL PROPERTY ADVISORS

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**DESCRIPTION**

A mid-terrace mixed-use property, comprising of a ground floor retail unit with WC and rear vehicle access. The three-bedroom, one bathroom flat is arranged over the 1<sup>st</sup> and 2<sup>nd</sup> floors and has direct access from the rear of the property on the first floor.

**LOCATION**

This parade of shops is in a densely populated residential area and close to the open spaces of Ham Common, Richmond Park and the River Thames.

Bordered by the affluent southwest London towns of Kingston-upon-Thames, Teddington, Twickenham and Richmond and in close proximity to the A3, M3 and M25. The property is a 1.2 mile walk to Teddington Railway Station.

**ACCOMMODATION**

Commercial: 823 sq. ft (76.5 sq. m) NIA

Residential: 721 sq. ft (67 sq. m)

**ENERGY PERFORMANCE (EPC)**

Commercial: 76 | D

Residential: 61 | D

**LEGAL COSTS**

Each party to cover their own legal costs.

Subject to contract.

**TENURE**

SHOP – Tenant has been in occupation since 2015.

Rent: £12,800 per annum

Rent Review: 9<sup>th</sup> January 2025

Lease end: 8<sup>th</sup> January 2030

Break Clause: Tenant only with 6 months' notice at any time (rolling-break)

FLAT – Let on an assured shorthold tenancy (AST) at £14,400 per annum expiring on 31<sup>st</sup> July 2022

Further lease information is available on request.

**RATEABLE VALUE**

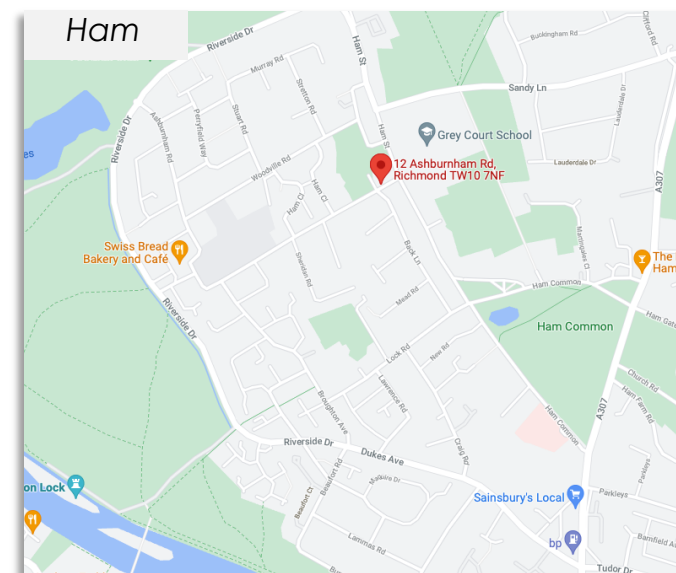
The Rateable Value is: £9,800 (shop)

\*All applicants are advised to make their own enquiries with the local council.

**GUIDE PRICE**

£590,000 for the long leasehold interest.

900 years from 25<sup>th</sup> Dec 1982 (860 years remaining)

**VIEWING AND FURTHER INFORMATION**

**MICHAEL TSIMEKIS**

**MIKE GRAY (MRICS)**

020 8703 8075 / 07738 543 189

020 8703 8075 / 07786 335 974

michaelt@gray-point.com

Mike.gray@gray-point.com



Ash House Business Centre  
8 Second Cross Road  
London TW2 5RF

www.gray-point.com

