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





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CONTACT: 020 8703 8075

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 1st and 2nd 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

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

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 th January 2025	
Lease end:	8 th 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 31st July 2022

Further lease information is available on request.

RATEABLE VALUE

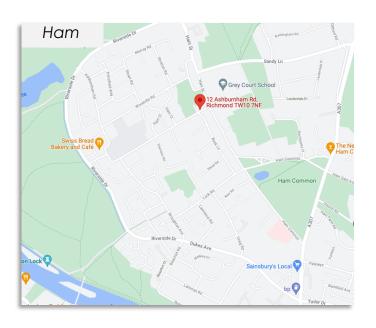
The Rateable Value is: £9,800 (shop)

*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 25th Dec 1982 (860 years remaining)



VIEWING AND FURTHER INFORMATION		COMMERCIAL PROPERTY ADVISORS
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