

A3 RETAIL FOR SALE

2 ASHBURNHAM ROAD, RICHMOND TW10 7NF

776 sq. ft (72 sq. m) APPROX.



PROMINENT CORNER UNIT WITH LARGE FRONTAGE

LONG LEASEHOLD: £335,000

PLEASE CALL US ON: 020 8703 8075

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
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DESCRIPTION

A prominently positioned A3 takeaway/retail shop, located on the corner of Ashburnham Rd and Ham St. This ground floor unit is fully fitted out to a high specification, trading as a successful pizza takeaway restaurant. The property benefits from wrap around frontage, WC facilities, rear access, and additional storage/office space to the rear.

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. The neighbouring Ham Close is due for a considerable £200 million regeneration project.

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

ACCOMMODATION

776 sq. ft (72 sq. m) NIA

ENERGY PERFORMANCE (EPC)

Available on application.

GUIDE PRICE

£335,000 for the long leasehold interest.

TENURE

Shop to be sold on a long leasehold.

900 years from 25th of December 1982 (860 years remaining).

Ground rent £75 per annum payable.

Further lease information is available on request.

RATEABLE VALUE

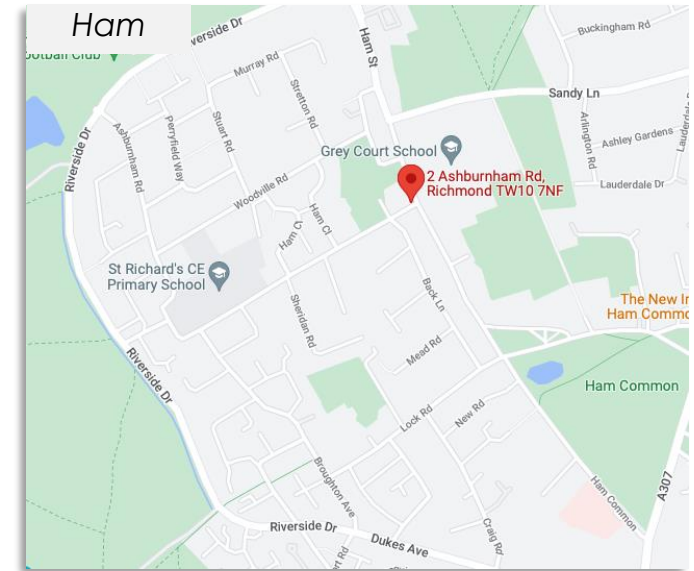
The Rateable Value is: £11,250

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

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract.



VIEWING AND FURTHER INFORMATION

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