

INVESTMENT FOR SALE



8 Ashburnham Road, Richmond TW10 7NF



ATTRACTIVE TENTATED INVESTMENT PROPERTY IN AFFLUENT LONDON SUBURB

Long Leasehold (860 years) Investment for sale: £280,000

Further information: 020 3627 3222 / 07738 543 189

GrayPoint
COMMERCIAL PROPERTY ADVISORS



DESCRIPTION

The property is arranged over the ground floor and comprises a seating area for customers, WC facilities and industrial kitchen with rear access. To the front of the property is outdoor seating covered by attractive awnings. The property benefits from A3 Use Class.

The property is trading as the well-established and successful Ham Café.

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.

A landmark regeneration project is taking place directly next-door to Ham Parade, which will see a 452-unit residential redevelopment scheme, greatly enhancing the area and making this a strong long term investment.

ACCOMMODATION

Total NIA: 646 sq. ft (60 sq. m) approx.

ENERGY PERFORMANCE (EPC)

83 | D

TENURE

SHOP: Existing tenant has renewed a 5-year lease.

START DATE: 1st March 2022.

EXPIRY: 28th February 2027

RENT: £12,000 per annum for the first year, £14,000 per annum for the 4 remaining years.

No break clause.

Further information available on request.

BUSINESS RATES

The Rateable Value is: £9,500 per annum

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

GUIDE PRICE

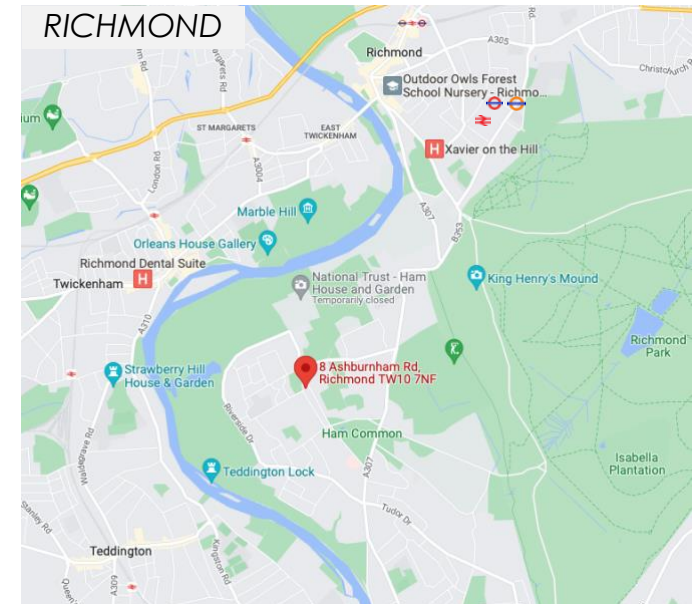
£280,000 for the long leasehold interest

900 years (860 years remaining)

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract



VIEWING AND FURTHER INFORMATION

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