

92

Heath Road
Twickenham
London TW1 4BW

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

+44 (0) 203 627 3222

FREEHOLD FOR SALE - ATTRACTIVE MIXED-USE INVESTMENT IN AFFLUENT SOUTH WEST SUBURB





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EXECUTIVE SUMMARY

- Mixed use investment in busy area of affluent southwest London suburb;
- 3-storey freehold occupied by commercial tenant Stitch Tailors with 6 residential flats above on assured shorthold tenancies;
- Multi-let and producing a rent of £75,372 per annum (see rental schedule for full details);
- Each flat is in good condition, with scope for refurbishment and rental increases.

PROPOSAL

Price on application. Reflecting a net initial yield of 5.8%.

ENERGY PERFORMANCE (EPC)

Both commercial and residential EPC documents available on request

VAT

Not elected for VAT *We believe that the building is not VAT elected. Interested parties should make their own enquiries.

LOCATION

Heath Road is perfectly situated to take advantage of all that Twickenham has to offer, from the range of eclectic boutique shops along Church Street to the ambient restaurants and popular pubs, with delightful riverside walks. It is surrounded by a large selection of amenities and a wide range of facilities, which include independent traders as well as larger blue-chip tenants. Freehold investments for sale in this area rarely come on the market.

Twickenham mainline station is a short 10-minute walk away, offering direct services to London Waterloo (journey times from 21 minutes).

PLANNING

The property is located within the London borough of Richmond upon Thames.

TENANCY SCHEDULE

The property is let in accordance with the tenancy schedule below

Unit	Rent per annum	Description	Term	Start date	End date
Flat 1 - AST	£12,600	Studio	12 months	22 nd July 2022	21 st July 2023
Flat 2 - AST	£9,000	Studio	12 months	15 th December 2021	14 th December 2022
Flat 3 - AST	£12,240	1 Bedroom	24 months	29 th November 2021	28 th November 2023
Flat 4 - AST	£ 9,600	Studio	12 months	8 th March 2022	7 th March 2023
Flat 5 - AST	£10,440	Studio	24 months	9 th December 2021	8 th December 2023
Flat 6 - AST	£13,500	1 Bedroom	24 months	8 th December 2020	7 th December 2022
Shop - 15 year lease	£8,000	Shop	15 years	14 th May 2020	12 th May 2035

COMMENTS

SHOP

- Rent review 15th June 2023 and then every 3 years thereafter
- Contracted out of the LTA 1954
- Tenant can break anytime with 3 months written notice
- Landlord can break on or after 13th May 2023 with 6 months written notice

All tenancy documents available on request

PROPOSAL

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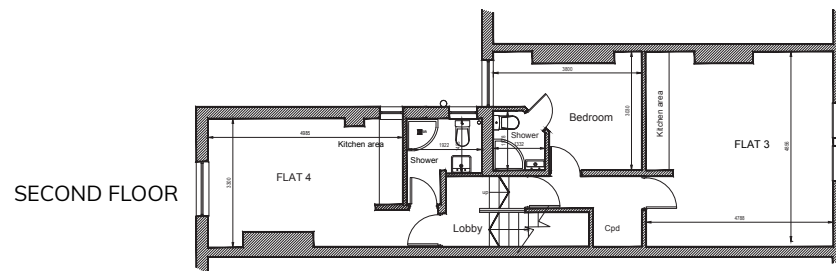
VIEWING AND FURTHER INFORMATION:

Michael Tsimekis
Agency Surveyor

07738 543 189
0203 627 3222
michaelt@gray-point.com

Mike Gray (MRICS)
Founder

07786 335 974
0203 627 3222
mike.gray@gray-point.com



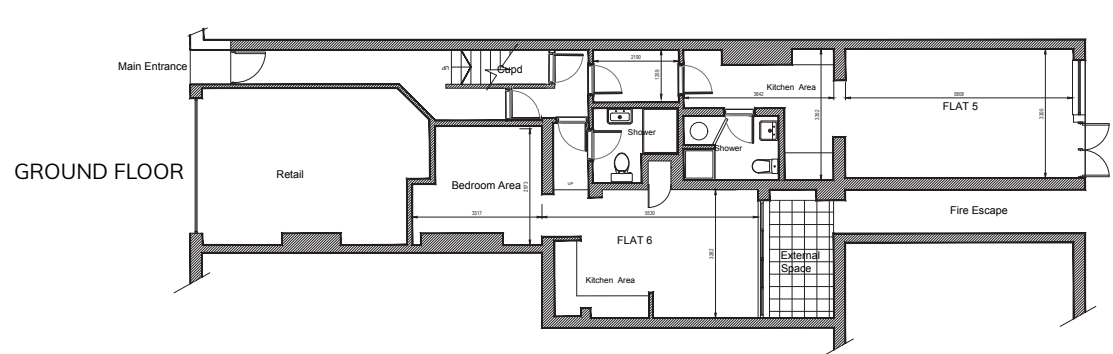
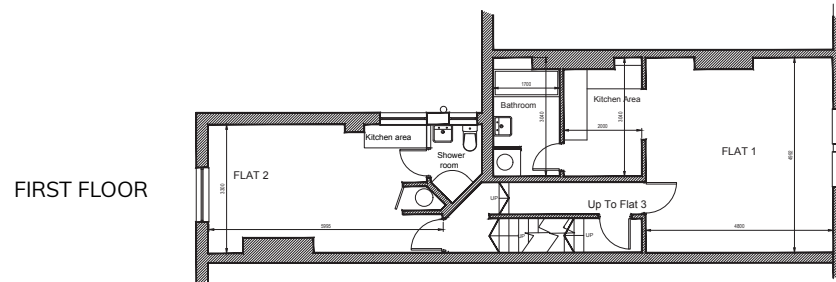
Total Gross Internal Area
243 sq. m (2,616 sq. ft)

Ground
111 sq. m (1,195 sq. ft)

First
66 sq. m (710 sq. ft)

Second
66 sq. m (710 sq. ft)

*Note this is not a measured survey and the dimensions are for information only and should not be used in any legal capacity.



The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of the fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract.