

## 58-60 RICHMOND ROAD TWICKENHAM

Ground floor 1,832 sq ft. Basement 575 sq ft. Total 2,407 sq ft



### ADDRESS

58-60 Richmond Road  
Twickenham  
TW1 3BE

### DESCRIPTION

Freehold retail investment. Subject property situated in a parade of shops between St Margaret's and Twickenham town centres. Self-contained retail unit with large double shop frontage and basement. Extensively refurbished. Potential subject to tenant and planning permission to create a rear and basement 2 bedroom split level flat.

Let to Bellabay Ltd on extended effective FR & I lease for 12 years from 10 April 2017 at £50,000 pa exclusive subject to upward only rent review in April 2022 (outstanding) and April 2027.

Dated: 08/09/2024



## SPECIFICATION

- Self-contained retail unit
- Large double shop frontage
- Basement
- Potential to extend subject to planning permission

<b>Tenure</b>	Let on a long lease of 999 years from 29 September 2003 at a peppercorn rent
<b>Price</b>	Offers in excess of £850,000 subject to contract and exclusive of VAT
<b>Service Charge</b>	N/A
<b>Rates</b>	RV £32,500. Rates payable £16,217.50
<b>Size</b>	Ground floor 1,832 sq ft. Basement 575 sq ft. Total 2,407 sq ft

## CONTACT

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Dated: 08/09/2024

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