

**147 St Margaret's Road
Middlesex
TW1 1RG**



2,308 Sq ft (214.41 Sq m) approx.

**UNIQUE COMMERCIAL INVESTMENT
FOR SALE**

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Summary

- Imposing self-contained commercial property.
- Located in St Margarets in the highly affluent London Borough of Richmond upon Thames.
- Recent substantial extension and refurbishment to a grade A specification.
- Fully let to 31st October 2028 at a stepped rent rising to £60,000 per annum exclusive.
- Potential for rental growth.

Location:

The property is located on St Margaret's Road (A3004) which is the main road linking St Margaret's and Richmond to Isleworth. St Margaret's Road crosses Chertsey Road (A316) giving excellent access to central London and the motorway network. The building is situated a few doors away from St Margaret's Main Line station in the heart of St Margaret's Village and close to a variety of attractive shops and restaurants.

Description:

The premises have been extended and refurbished to a very high specification and are arranged over lower and upper ground floors. There is some outdoor space together with ample storage and plentiful natural light.

The property is suitable for numerous uses such as restaurant, wine bar, medical, education, general retail etc subject to usual consents and licences.



Accommodation:

| Floor | Sq Ft | Sq M |
|--------------|--------------|---------------|
| Upper Ground | 1,218 | 113.15 |
| Lower Ground | 1,090 | 101.26 |
| Total | 2,308 | 214.41 |



Amenities:

- Comfort cooling and heating
- Substantial kitchen
- Bathrooms
- Double glazing
- Sky lights
- LED lights
- Solid ceiling
- Timber and Tiled flooring
- Video cameras
- Outdoor space
- Storage

Lease:

The unit is fully let for term of five years from and including 1 November 2023 to 31 October 2028.

A copy of the lease is available on request.

Rental Income:

- 1 November 2023 to 31 October 2024 - £40,000 per annum.
- 1 November 2024 to 31 October 2025 - £45,000 per annum.
- 1 November 2025 to 31 October 2026 - £50,000 per annum.
- 1 November 2026 to 31 October 2027 - £55,000 per annum.
- 1 November 2027 to 31 October 2028 - £60,000 per annum.



Price:

Offers in excess of £925,000 exclusive of VAT.

Rates:

The property has a rateable value of £10,500. As of 1st April 2023, the rateable value is increasing to £12,250. Interested parties are advised to confirm this information with the London Borough of Richmond upon Thames.

Energy performance certificate:

EPC Rating: C58.

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact:

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Subject to Contract October 2024

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