

**58-60 Richmond Road  
Twickenham  
TW1 3BE**



**FREEHOLD RETAIL INVESTMENT  
FOR SALE**

**020 8332 7788**

Suite 1A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location**

The retail unit is situated in a parade of shops in between St Margarets and Twickenham town centres on the main road which connects Richmond and Twickenham. The unit is a short distance from both St Margaret's and Twickenham Rail Stations, which provide a frequent service to London Waterloo. Heathrow Airport is within 15 minutes' drive by car and there is good access to the M3 and M4 Motorways.

**Description**

The premises offers a self-contained retail unit, with a large double shop frontage and a basement.

The premises was extensively refurbished by the existing tenant. There is potential subject to the existing tenant and planning to create a rear and basement 2-bedroom split level flat which has been constructed on other units on the parade.

We are advised that the property has use class E, therefore having the benefit of several commercial uses.

**Accommodation**

The property provides the following approximate floor area: -

Floor	Sq ft	Sq m
Ground	1,832	170.20
Basement	575	53.42
Total	2,407	223.62

**Tenancy**

The unit is let to Bellababy Limited on an extended effective full repairing and insuring lease for 12 years from 10<sup>th</sup> April 2017 at £50,000 per annum exclusive subject to an upward only rent review in April 2022 (Outstanding) and April 2027. There is a deposit of £25,000.

**Tenure**

The building is held on a long lease of 999 years from 29<sup>th</sup> September 2003 at a peppercorn rent.

**VAT**

The property is elected for VAT.

**Energy Performance Certificate**

B41

**Rates**

The unit has a rateable value of £32,500 which gives rate payable of £16,217.50.

Interested parties are advised to make your own enquiries with the Valuation Office Agency.

## **Proposal**

We are instructed to seek offers in excess of £850,000 (Eight Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT.

## **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.

## **Legal Costs:**

Each party to bear their own legal costs.

For further information please contact:

**Michael Rogers LLP – 020 8332 7788**

Niall Christian [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Harry Deacon-Jackson [harry.dj@michaelrogers.co.uk](mailto:harry.dj@michaelrogers.co.uk)

Subject to Contract June 2023

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

**Regulated by RICS**