

**66 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

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.

The premises was extensively refurbished by the existing tenant.

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	504	46.82
Total	504	46.82

Tenancy

The unit is let to Qubewest Limited on an effective full repairing and insuring lease for 15 years from 1st December 2016 at £14,999 per annum exclusive subject to an upward only rent reviews in December 2021 (Outstanding) and December 2026. There is a tenant only break option in December 2026. There is a deposit of £3,750.

Tenure

The building is held on a long lease of 999 years from 30th June 2006 at a peppercorn rent.

VAT

The property is elected for VAT.

Rates

The unit has a rateable value of £13,250 which gives rates payable of £6,611.75.

The tenant may benefit from small business rate relief.

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

Energy Performance Certificate

B41

Proposal

We are instructed to seek offers in excess of £325,000 (Three Hundred and Twenty Five 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

Harry Deacon-Jackson 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