

**408 Richmond Road  
East Twickenham  
TW1 2EB**



**FREEHOLD RETAIL INVESTMENT  
AND POTENTIAL VACANT FLAT  
VERY COMPETITIVE YIELD OF 7%**

**FOR SALE**

**020 8332 7788**

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

## Location

The retail unit is situated in a parade of shops in East Twickenham conservation area just by Richmond Bridge. The parade consists of boutique shops, restaurants, cafes and supporting professional services. The unit is a short distance from both St Margaret's and Richmond Rail Stations, which provide frequent services 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 ground floor self-contained unit has been comprehensively refurbished to provide a high-class male grooming salon. The unit has an approximate internal width of 4.5m and depth of 7.5m.

The shop consists of broad glazed display window, WC, kitchen, pendant lights, plastered and brick walls.



## USE

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	354	32.89
Total	354	32.89

## Tenancy

The unit is let to James Patrick O Brian on an effective full repairing and insuring lease for 10 years from 6<sup>th</sup> September 2023 at £24,000 per annum exclusive subject to an upward only rent review on the 6<sup>th</sup> September 2028 together with a tenant only break option. There is also a guarantor to the lease.

## Tenure

The building is available on a new long lease with a ground rent of £150 per annum exclusive.

The freehold can also be made available subject to the long leasehold residential units.

The price benefits from a very competitive yield of circa 7% giving a price of £342,000.

The property could be made available with the benefit of a brand new two-bedroom garden flat of some 808 Sq ft at a price of £950,000



## **VAT**

The property is not elected for VAT.

## **Rates**

The unit is being revalued.

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

## **Energy Performance Certificate**

B48.

## **Proposal**

Offers are invited 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)

Subject to Contract January 2024

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