

**FEATHERSTONE
LEIGH**

FOR SALE



344 RICHMOND ROAD, TWICKENHAM, TW1 2DU

LOCK UP SHOP & FREEHOLD

PRICE £249,950 SUBJECT TO CONTRACT

LOCATION:

The premises are situated on Richmond Road close to the junction with St Margaret's Road and this unit lies adjacent to Kwik Fit on the north side of the street. The location is served with a variety of shops, estate agency offices, boutiques, cafes and restaurants.



DESCRIPTION:

The building comprises a mixed-use two-storey brick-built property under a pitched roof. The ground floor commercial unit fronting Richmond road is currently a barbers benefiting from the bright front aspect, whilst to the rear there is storage and a WC. On separate tenure long leases, there are 2 x rear ground floor apartments and 4 x flats on the upper floors bed apartment with private entrances. We believe the shop falls under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020

Ground Retail Zone A	207 ft sq / 19.73 msq
Ground Retail Zone B	56 ft sq / 5.2 msq
Ground staff toilet	
Total	263 ft sq / 24.93 msq

BUSINESS RATES:

We have collated our information via VOA online. The rateable value as at 1st April 2026 will be £11,500. Payable @ 49.9p in the pound = **£5,635**

LEGAL COSTS:

Each party is to bear their own legal costs.

FREEHOLD:

We are waiting on the leases for the flats to the rear and above

CURRENT INCOME :

Ground Floor Shop : A FRI lease for a term of 10 years from Feb 2020 contracted inside the security of the Landlord and Tenant Act 1954 Current rent £17,600 per annum from a recent rent review. Rent reviews 5 Yearly.

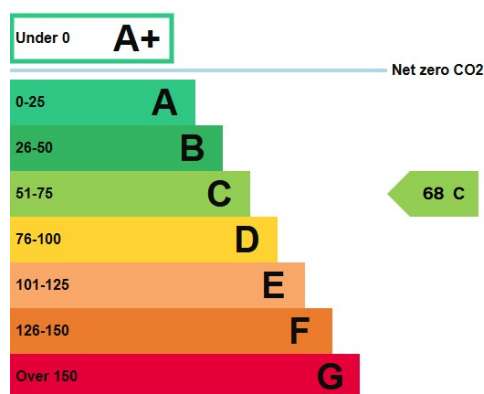
VAT:

We are waiting on advice as to whether the building is elected for VAT

EPC :

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

VIEWING: Russell Mann (020 8332 2707 rmann@featherstoneleigh.co.uk)

The accuracy of any description, dimensions, 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. Prices 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. The vendor does not make or give, and neither do Featherstone Leigh Commercial or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.

