



## 1A Church Court

Richmond, TW9 1JL

**Investment property  
comprises an end of terrace  
building with an income  
producing retail unit at  
ground and basement.**

**457 sq ft**  
(42.46 sq m)

- Town Centre Location
- Reversionary
- Income producing
- Historic setting
- Adjacent to Tesco
- Residential uppers sold off

# 1A Church Court, Richmond, TW9 1JL

## Summary

Available Size	457 sq ft
Price	£375,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The ground floor and basement is let on a 15 year lease from October 2017 and is subject to 4 yearly rent reviews. We understand that the rent passing from October is £25,000 per annum; the next review is due in October 2029. The lease is granted inside the Landlord and Tenant Act. The uppers comprise a split level residential flat that has been sold off on a 999 year lease at a peppercorn rent.

## Location

Church Court is a charming pedestrian lane in the heart of Richmond Town Centre, close to major retailers including Tesco, Parisien Baguette, Pret a Manger, Holland & Barrett and Boots.

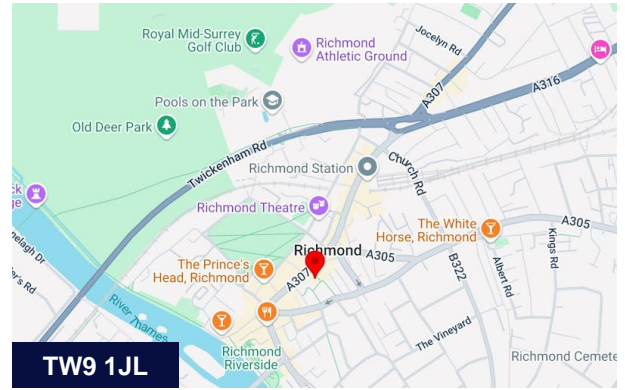
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	257	23.88	Available
Basement	200	18.58	Available
<b>Total</b>	<b>457</b>	<b>42.46</b>	

## Viewings

Viewing strictly by prior appointment with the agent.

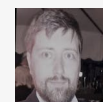


## Viewing & Further Information



### David Keates

020 8940 2266 | 07879 965 525  
D.Keates@martincampbell.co.uk



### Richard Farndale

020 8940 2266 | 077 8936 5304  
r.farndale@martincampbell.co.uk