



SITUATION

Located close to the junction with London Road in this retail thoroughfare diagonally opposite **Pizza Express** and nearby other multiples such as **Foxtons**, **HSBC**, **Barclays** and **Timpsons** and a variety of independent retailers, bars and restaurants, in the heart of this affluent town centre.

Twickenham is located some 11 miles west of central London with good road links via the A316. Twickenham Rail Station (South Western Railway), which provides regular services to London Waterloo, is located within 500 yards of the property.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** and **Basement** with separate front access to **3 newly refurbished Self-Contained Flats** planned on first, second and third floors.

Note 1: We understand the property may qualify for a reduced rate of Stamp Duty Land Tax (SDLT) due to the mixture of commercial and residential units in the building, but please take your own independent advice.

Note 2: A 348 sq ft flat at 36 York Street sold in March 2020 for £298,000 (Source: www.zoopla.co.uk).

Note 3: Refer to Auctioneers for the Virtual Tour of the flats.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'0"
Internal Width	14'0" (widening at rear to 20'0")
Built Depth	45'0"
Shop Area	Approx. 656 sq ft ¹
WC	

Basement Not inspected

Flat 1 - First Floor

Bedroom/Living Room, Kitchen, Shower/WC
(GIA Approx. 377 sq ft)

Flat 2 - First Floor

Bedroom/Living Room, Kitchen, Shower/WC
(GIA Approx. 377 sq ft)

Flat 3 - Second & Third Floors

3 Bedrooms, Living Room/Kitchen, Bathroom/WC and Shower Room/WC
(GIA Approx. 1,020 sq ft)

Total Area Approx. 2,430 sq ft

¹Not inspected by Barnett Ross. Area taken from EPC.

VAT is payable in respect of the commercial element only – refer to Special Conditions of Sale.

FREEHOLD offered with VACANT POSSESSION

Vacant Shop / Basement & 3 Newly Refurbished Flats

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Dwyers Solicitors
Tel: 0161 308 3928 Ref: Michael Rose
Email: michaelrose@dwyers.net





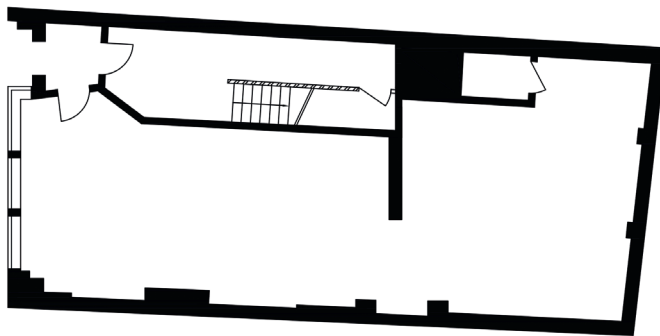
Flat 1



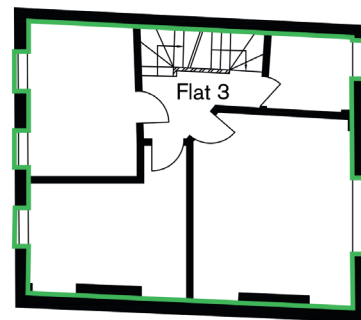
Flat 3



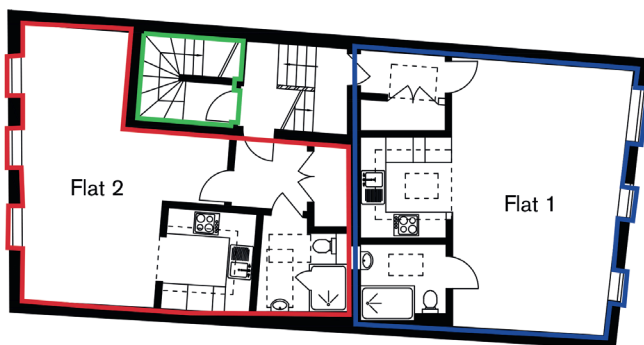
Flat 3



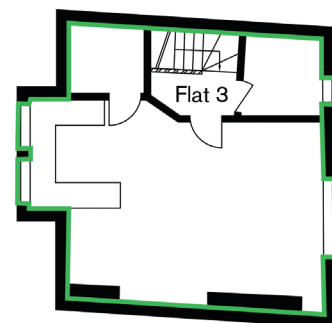
Ground Floor



Second Floor



First Floor



Third Floor

Plans not to scale and for identification purposes only.

