



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, Poundland, Gails** 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** with separate front access to **3 recently converted Self-Contained Flats** planned on first, second and third floors.

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

FREEHOLD



Interior of Shop

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 applicants should consult their own advisors in this respect.

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: There is a small basement at the front of the shop with a trapdoor access which is not demised to the tenant of the shop.

Note 4: Refer to Auctioneers for the Virtual Tour of the flats taken in 2021 prior to the lettings.

£71,800 per annum

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

Vendor's Solicitors

Dwyers Solicitors

Tel: 0161 308 3928 Ref: Michael Rose

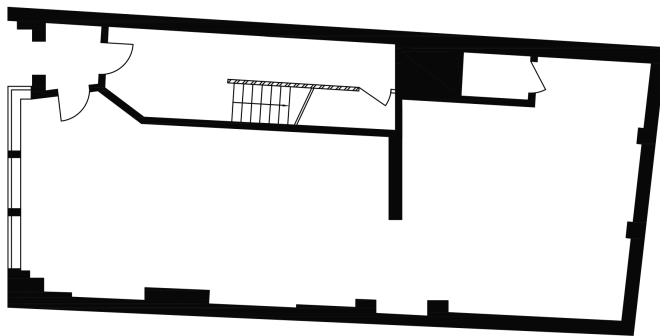
Email: michaelrose@dwyers.net

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

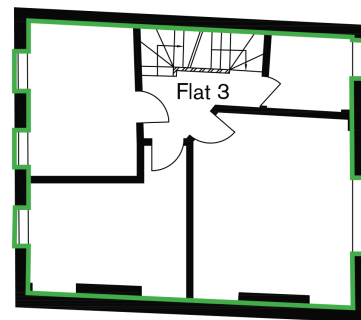


TENANCIES & ACCOMMODATION

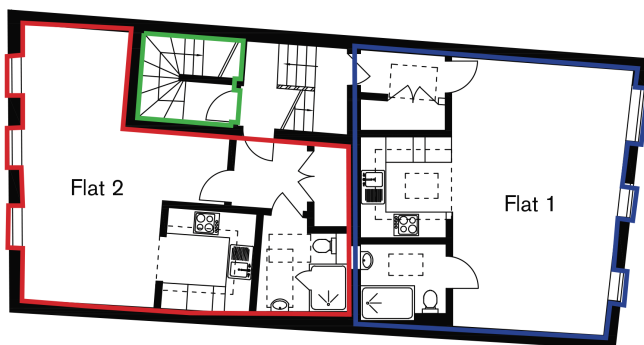
Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Ground Floor Shop Gross Frontage 22'0" Internal Width 16'8" widening at rear to 19'0" Built Depth 46'0" WC	Bones Espresso Ltd (Coffee Shop)	10 years from 28th March 2022 (excl. s.24-28 of L & T Act 1954)	£25,000	FRI Rent Review and Tenant's Break 2027. £6,250 Rent Deposit held.
Flat 1 – First Floor	Bedroom/Living Room, Kitchen, Shower Room/WC (GIA Approx. 377 sq ft)	Cromwood Limited (Registered Provider of social housing – visit: www.cromwood.co.uk)	3 years from 13th January 2022	£12,600	Mutual Breaks – Refer to lease.
Flat 2 – First Floor	Bedroom/Living Room, Kitchen, Shower Room/WC (GIA Approx. 377 sq ft)	Cromwood Limited (Registered Provider of social housing – visit: www.cromwood.co.uk)	3 years from 28th January 2022	£12,600	Mutual Breaks – Refer to lease.
Flat 3 – Second & Third Floors	3 Bedrooms, Living Room/Kitchen, Bathroom/WC and Shower Room/WC (GIA Approx. 1,020 sq ft)	Cromwood Limited (Registered Provider of social housing – visit: www.cromwood.co.uk)	3 years from 1st January 2022	£21,600	Mutual Breaks – Refer to lease.
				Total: £71,800	



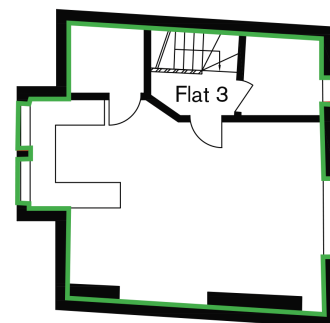
Ground Floor



Second Floor



First Floor



Third Floor

Plans not to scale and for identification purposes only.



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