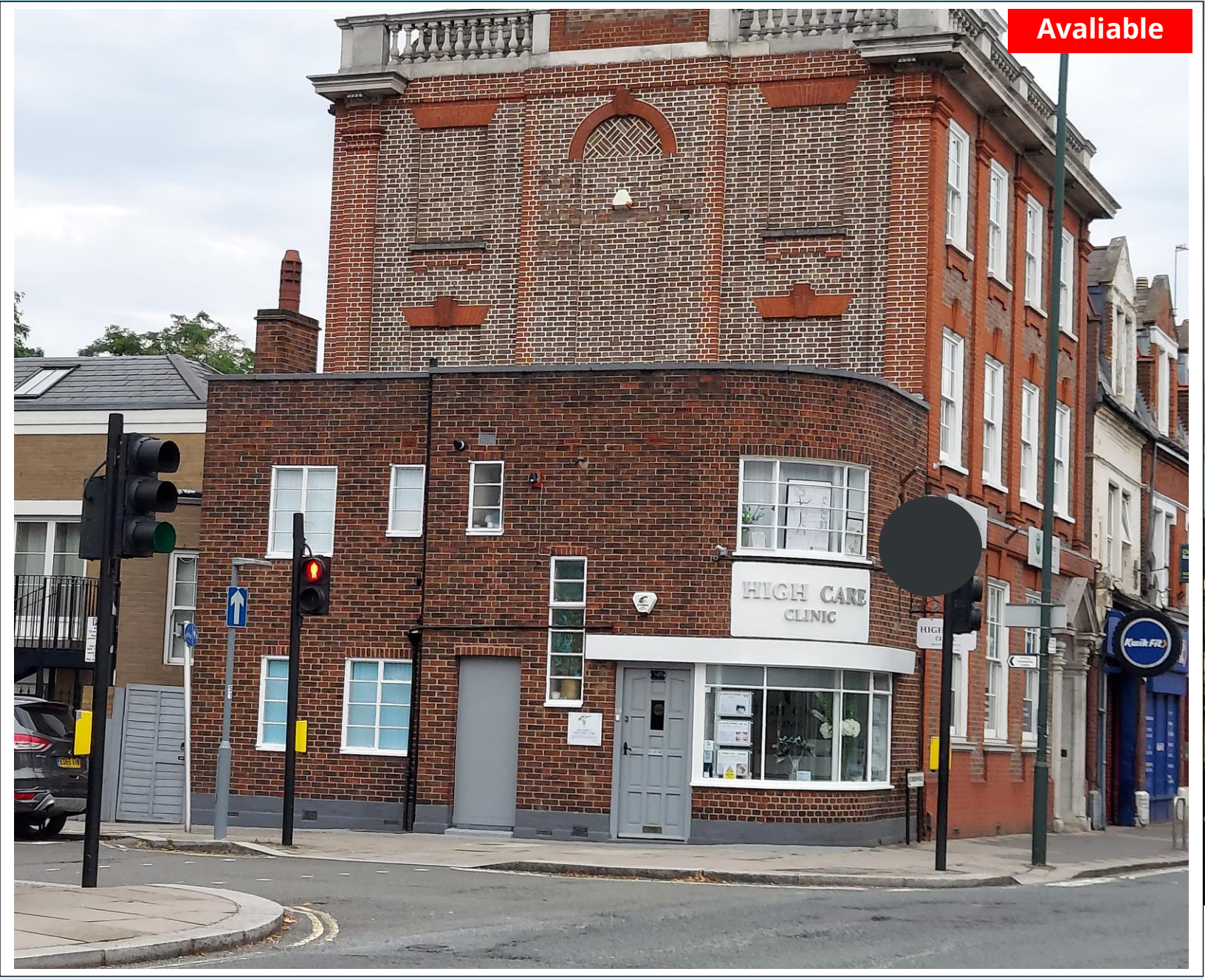


EAST TWICKENHAM

349 Richmond Road, TW1 3EJ

FREEHOLD INVESTMENT
AVALIABLE

Acrewoods
CHARTERED SURVEYORS est 2003

34 Kingsley Road
Hounslow, Middlesex
TW3 1NS
0208 577 5733

LOCATION.

The premises are situated in a prominent busy retail parade in this affluent village situated between Richmond and St Margaret's. St Margaret's mainline station is close by and there is easy access to the A316, connecting to the M3.

DESCRIPTION.

The shop comprises two storey, end of terraced building. There accommodation is arranged over ground and first floor. Includes Reception, 3 consulting rooms, and WC. In addition there is a private courtyard garden which can be accessed directly from the shop and rear office.

There is potential to extend / redevelop, subject to local planning permission.

ACCOMODATION.

Floor	Use	Sqm (Approx.)	Sqft (Approx.)
Ground	Reception, and consulting room	22	236
First	2 consulting rooms, and WC	22	236
Outside	Private court yard. WC.		

RATES.

The Rateable Value is £12,750.

EPC.

On application.

LEASE.

Entirely let to High Care Limited. 10 years from 19/09/2019. FRI lease. Tenant breaks at end of year 5. Rent deposit £15,000.

RENT.

£25,000 per annum, rising to £27,000 pa.

VAT.

VAT does not apply to this lot.

PRICE

In excess of £600,000.

LEGAL COSTS.

Each party is responsible for their own costs.

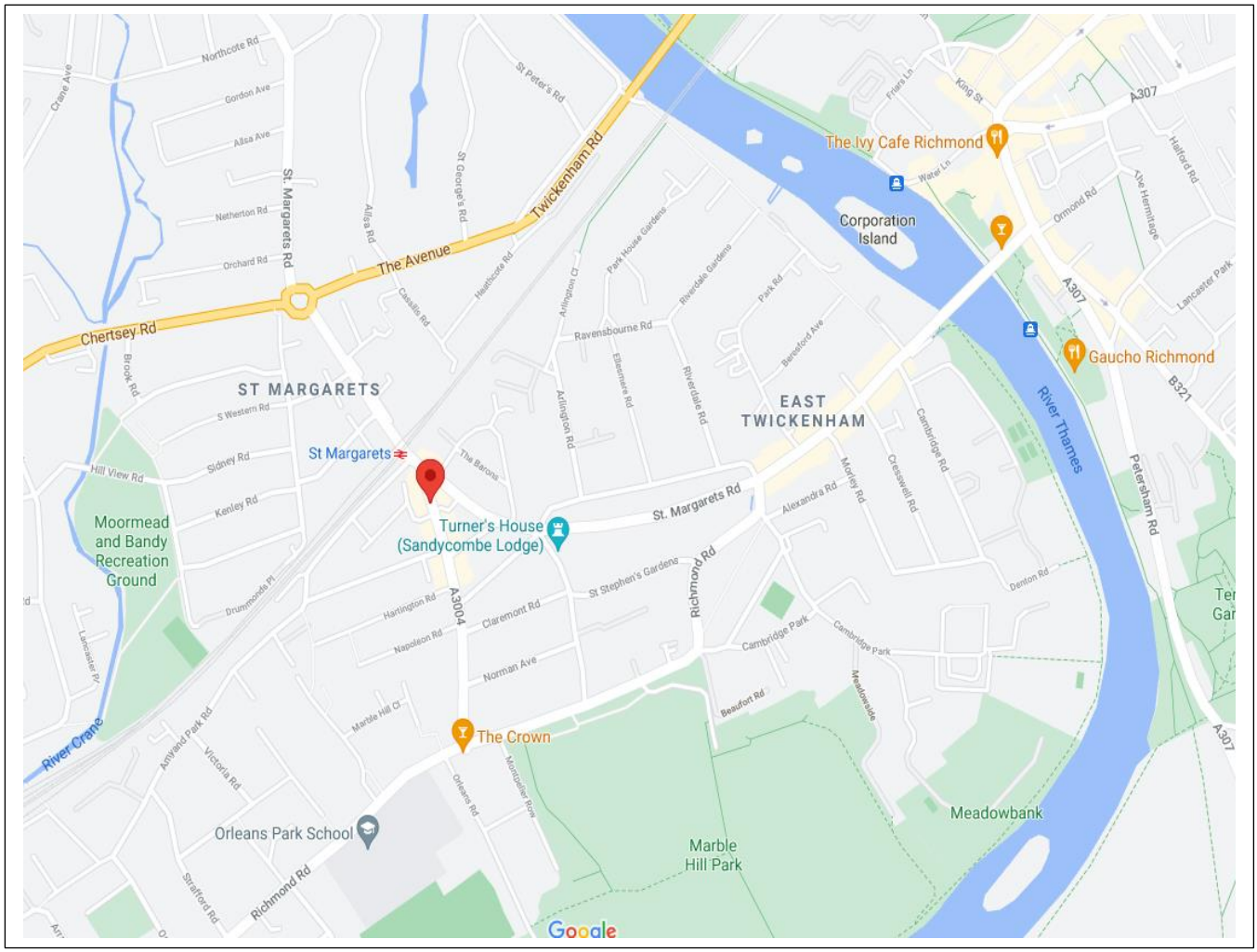
VIEWING.

For all enquires, contact Paul Baker at ACREWOODS Chartered Surveyors.

enquiries@acrewoods.com

DISCLAIMER NOTICE: Whilst every care is taken in the preparation of these particulars ACREWOODS Limited and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property August 2021.

DISCLOSURE.
It is brought to your attention that a member of this **firm** has an interest in this property.


Northcote Rd
Gordon Ave
Alisa Ave
Netherton Rd
Orchard Rd
St. Margarets Rd
St Peter's Rd
St George's Rd
Twickenham Rd
The Avenue
Chertsey Rd
Brook Rd
S Western Rd
Sidney Rd
Hill View Rd
Kenley Rd
ST MARGARETS
St Margarets
Moormead and Bandy Recreation Ground
Turner's House (Sandycombe Lodge)
Hartington Rd
Napoleon Rd
Claremont Rd
A3004
Norman Ave
Marble Hill Ct
The Crown
Orleans Park School
Richmond Rd
Strafford Rd
Victoria Rd
Arlington Rd
Ravensbourne Rd
Park House Gardens
Riverdale Gardens
Park Rd
Bereford Ave
Ellesmere Rd
Riverdale Rd
EAST TWICKENHAM
St. Margarets Rd
Alexandra Rd
Morley Rd
Cresswell Rd
Cambridge Rd
St Stephen's Gardens
Richmond Rd
Cambridge Park
Beaufort Rd
Meadowside
Denton Rd
Meadowbank
Marble Hill Park
River Crane
River Thames
Petersham Rd
B321
A307
King St
Friars Ln
Water Ln
Corporation Island
The Ivy Cafe Richmond
Ormond Rd
The Hermitage
Halford Rd
Lancaster Park
Gaucho Richmond
Google