

FREEHOLD INVESTMENT WITH ASSET
MANAGEMENT POTENTIAL

FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

80-82 THE GREEN, TWICKENHAM, TW2 5AG



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **GROUND & BASEMENT RESTAURANT & RESIDENTIAL ABOVE**
- **82C: 1 BEDROOM FLAT LET ON AN AST AT £9,000 pa**
- **80-82: COMMERCIAL LET AT £35,000 pa**
- **GROUND RENTS OF £1,650 pa**
- **DIRECTLY OVERLOOKING THE GREEN**
- **OUTSTANDING 2017 RENT REVIEW**

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LOCATION

The property is situated on the north side of The Green, directly overlooking Twickenham Green. The property is approximately half a mile to the north of Strawberry Hill railway station which provides regular services to London Waterloo. The property is close to a number of independent restaurants and retailers along with multi national occupiers such as Ask Italian and Sainsbury's Local.

DESCRIPTION

The property comprises a double fronted retail premises on the ground and basement floors, currently used as a restaurant / bar. This benefits from rear access for loading and parking for 2 cars. The upper parts comprise 4 x 1 bedroom and 3 x 2 bedroom flats with separate access from the front of the property. One of the flats (82C) is being offered as part of the freehold with the remaining 6 having been sold on long leases.



*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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TENANCY SCHEDULE

Unit	Tenant	Term	Annual Rent / Ground Rent	Reviews	Other Terms
80-82	G.L. Tallent Ltd Sandy Masson Guarantor	10 years from 1.1.12 expires 31.12.21	£35,000.00	1.1.17 (upwards only) OUTSTANDING	Effectively FRI; permitted user restaurant and licensed bar; alienation of whole permitted; tenants works include as part of lease obligations including air conditioning.
80A	Jonathan Davies now vesting in Daniella Mingham	125 years from 1.2.02	£250.00	£500 after 40 years £750 after 80 years	Effectively FRI residential lease
80B	Luke Kevin Bailey	125 years from 7.8.15	£350.00	£500 after 40 years £750 after 80 years	Effectively FRI residential lease
80C	Rachel Sweeney	125 years from 1.4.14	£250.00	£500 after 40 years £750 after 80 years	Effectively FRI residential lease
80D	Philip Adam Spalding	125 years from 1.4.14	£350.00	£500 after 40 years £750 after 80 years	Effectively FRI residential lease
82A	Henry Camilieri	125 years from 1.2.02	£100.00	£500 after 40 years £750 after 80 years	Effectively FRI residential lease
82B	Gatis Frejis and Liene Frieja	125 years from 1.2.00	£350.00	£200 after 40 years £400 after 80 years	Effectively FRI residential lease
82C	Jack Stillings	6 month AST from April 2018	£9,000.00	n/a	6 month AST
TOTAL			£45,650.00		

ACCOMMODATION

The property has the following approximate floor areas:

Ground: 198.2 SQ. M (2,133 SQ. FT)
Basement: 65.8 SQ. M (708 SQ. FT)
Total (NIA): 264.3 SQ. M (2,841 SQ. FT)

Flat 82C (GIA): 44.8 SQ. M (482 SQ. FT)

BUSINESS RATES

2017 Rateable Value: £49,750

EPC

82C Energy Rating: 86B
80-82 Energy Rating: TBC

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PRICE

Offers are invited at £900,000 for the freehold interest.

COMMERCIAL RENT REVIEW

There is an outstanding rent review effective 1st January 2017 for the commercial lease. Our client has been advised that the market rental value as at that date is in the region of £43,000 per annum. Purchasers will have to rely on their own enquiries in relation to this value.

TENURE

Freehold subject to the occupational tenancies of 82C and the Ground and Basement floors.

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
020 8977 2204
matt@snellers.com



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