

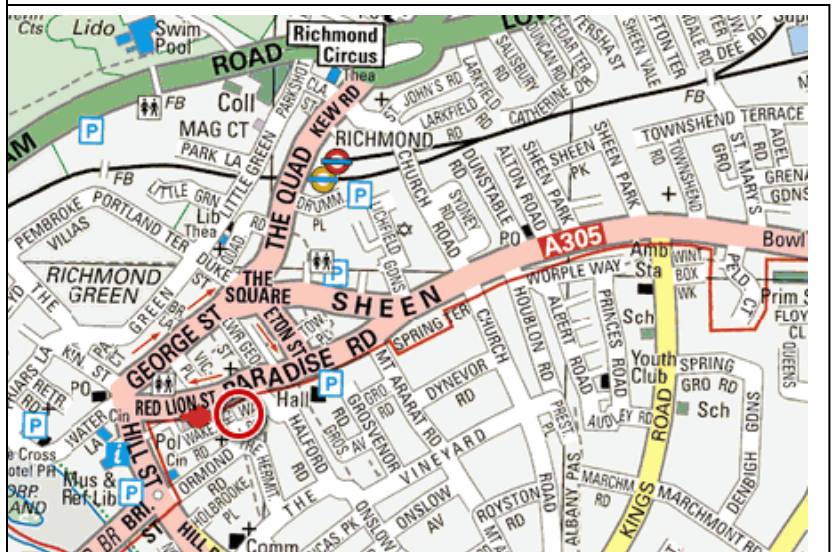
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FOR SALE/TO LET
Grade II Listed
TOWN CENTRE OFFICE BUILDING
2671 sq ft (248.14 sq m)
2 car parking spaces



1 Church Terrace
RICHMOND
TW10 6SE

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

1 Church Terrace

Richmond TW10 6SE

Location: Richmond is situated approximately 8 miles to the south west of central London. Transport links into London are provided via mainline and London Underground networks from Richmond station. There is a frequent service into London Waterloo with a journey time of between 20 and 30 minutes

Junction 1 of the M3 at Sunbury Cross is approximately 6 miles to the south west via the A316. Heathrow airport is approximately 7 miles to the west.

Description: 1 Church Terrace is a Grade II listed building providing office accommodation on lower ground, ground and two upper floors. The property was enlarged in the early 1980's when an extension was added at the rear and the building retains some of its original features including ornate plasterwork. There are 2 on site parking spaces at the front of the property plus a gas fired central heating system, male and female WCs and a kitchen.

Accommodation: The building has the following approximate net internal floor areas:

Lower Ground floor		
2 offices and kitchen:	489 sq ft	(45.42 sq m)
Male and female WCs		
Ground floor		
2 offices:	721 sq ft	(66.98 sq m)
First floor		
2 offices:	732 sq ft	(68.0 sq m)
Second floor		
3 offices:	729 sq ft	(67.72 sq m)
Total:	2,671 sq ft	(248.14 sq m)

Rating assessment: Rateable value £50,000.00. Rates payable for 2012/13 £22,900.00. This is based on the standard rate of 45.8p in the Pound. Other supplements/reliefs may apply. Please contact the rates authority for more information.

Terms: Our clients wish to sell the building by way of a company sale. Terrace One Limited is a single asset company owning the freehold interest in the building. Alternatively the building is available to let. Details on application.

Price: Offers are invited in the region of £1,250,000.

Legal Costs: The parties are to be responsible for their own legal and other costs.

Viewing: Strictly by appointment through sole agents.

BONSORS

Ref: Andrew Pollard/Tim Gauld

Tel: 020 8546 0022

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable

Energy Performance Certificate

Non-Domestic Building



Motivation
1 Church Terrace
RICHMOND
TW10 6SE

Certificate Reference Number:
9110-3052-0306-0200-8005

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **106**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 332
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

33

If newly built

65

If typical of the existing stock