

**RETAIL / OFFICE INVESTMENT  
WITH CONVERSION  
POTENTIAL**

**46-48 HEATH ROAD  
TWICKENHAM  
TW1 4BX**

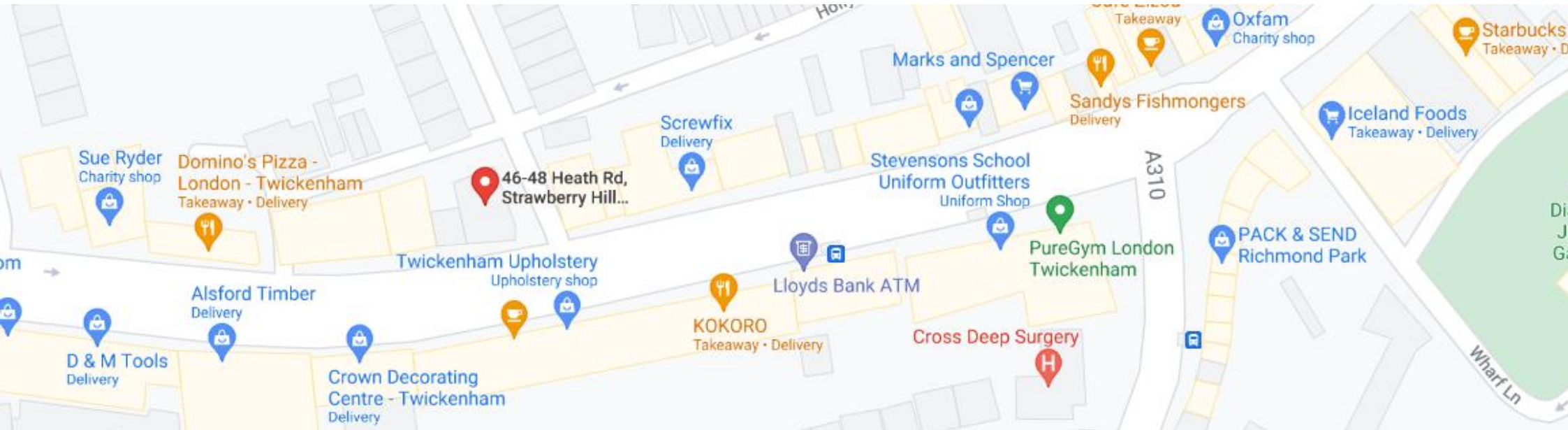




## LOCATION

Twickenham is a highly affluent commuter town located some 10 miles south west of London, The town benefits from excellent transport links from a main line service to London Waterloo (30 mins) and being adjacent to the A316; Heathrow Airport is also only 5.6 miles to the west.

The property occupies a prominent corner position at the corner of Park Road and Heath Road, which is the principal retail thoroughfare. Twickenham boasts an extensive list of national retailers with nearby occupiers including Marks & Spencer, Starbucks, Domino's Pizza and Screwfix.



## DESCRIPTION

The property comprises two ground floor retail units that interconnect at ground floor, as well as having basement accommodation, kitchen and staff toilets.

First and second floor comprise 4 x self-contained flats.

To the rear of the property is a self-contained office suite which provides a mix of cellular and open plan accommodation with double height vaulted ceilings on ground floor. The first floor offices can be accessed internally from the galleried stairs or independently from the external spiral staircase.

The rear offices benefit from a/c, central heating and secure roller shutters.

There are 2 car spaces to the rear in addition to a bin store area and a secure bike cage.





## ACCOMMODATION / TENANCY SCHEDULE

UNIT	FLOOR	ACCOMMODATION	AREA SQ FT	TENANT	TERM	RENT PA	NOTES
46-48	Ground Basement	Retail, Staff, W/C Storage	908 621	Featherstone Leigh Limited	10 years from 30.06.2020 expiring 2030	£27,000	R/R 01.07.2025 OTB 30.06.2025
Flat 1	First	Residential	n/a	Individual	189 years from 1989	£200	Doubles every 25 yrs
Flat 2	First	Residential	n/a	Individual	124 years from 1989	£100	Doubles every 33 yrs
Flat 3	Second	Residential	n/a	Individual	99 years from 1989	£50	Doubles every 33 yrs
Flat 4	Second	Residential	n/a	Individual	189 years from 1989*	£250	RPI every 20 yrs
Rear Office	Ground First	Offices Offices	591 356	P Fanning	12 months from Completion	£14,220	
<b>TOTALS</b>						<b>£41,820</b>	

\*Lease extension premium of  
£17,500 paid in 2019

### TENURE

Freehold

### EPC

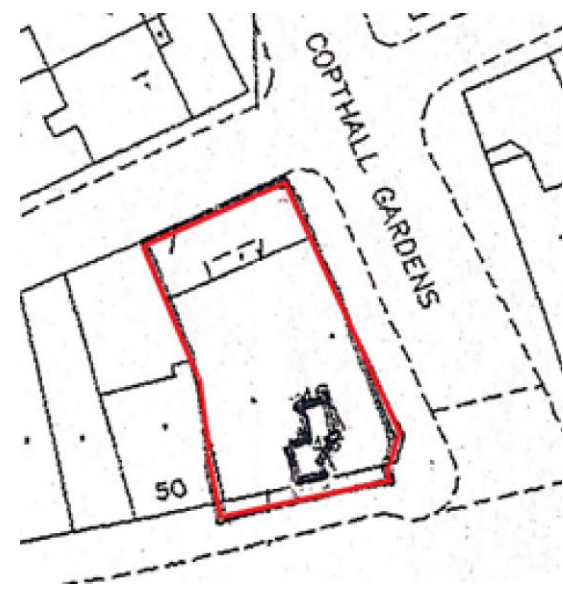
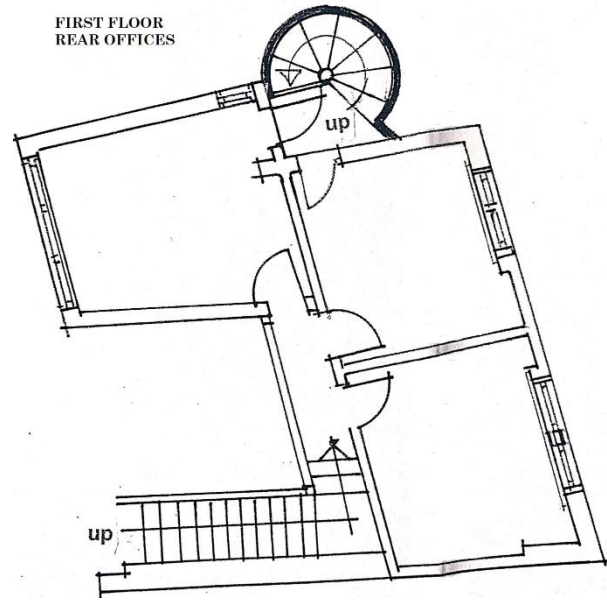
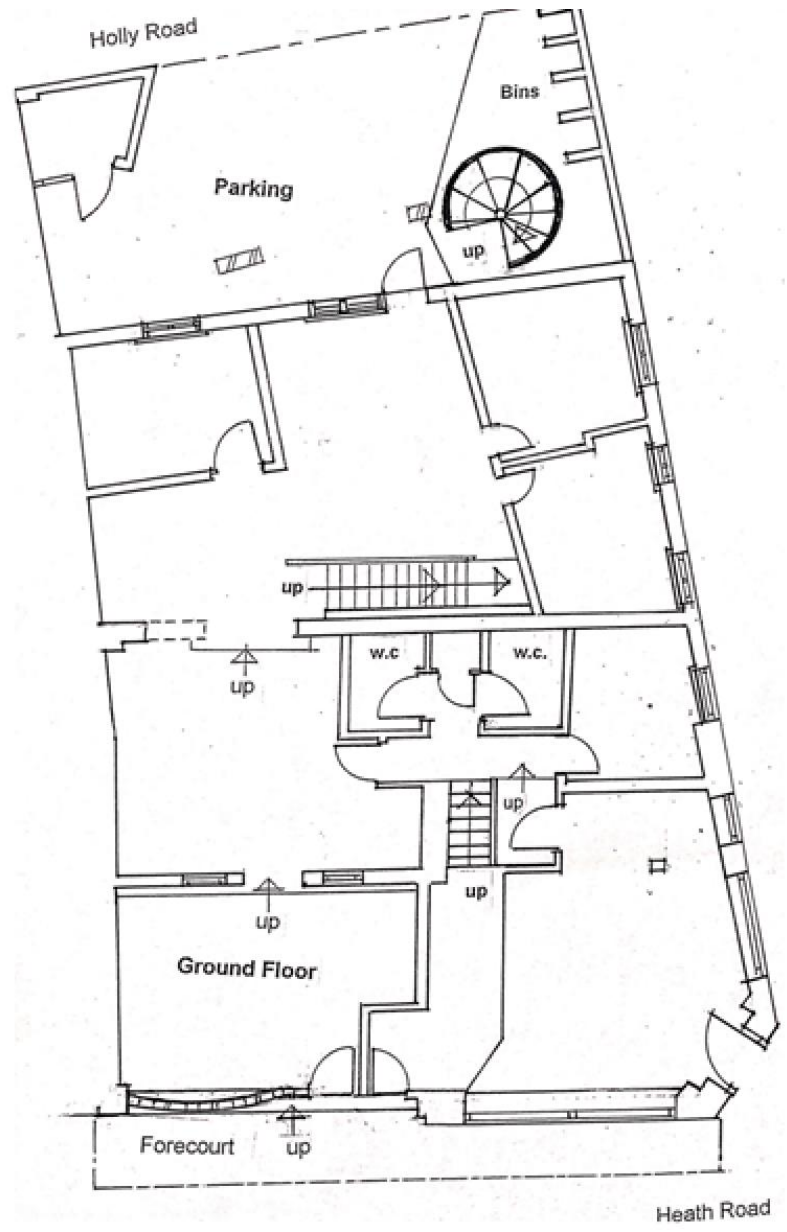
Available on request

### VAT

Vat is not applicable



**PLANS**









## ACTIVE MANAGEMENT OPPORTUNITIES

The property is not listed and not in a conservation area and such the rear offices may be eligible for conversion to residential, subject to planning.

With self-contained access to both floors the rear offices could easily be converted to 2 x 1 bed flats. In addition to reconfiguring the external entrance area, the 1<sup>st</sup> floor double height void and galleried stairs could be infilled to create an additional ~100 sqft of habitable space.

With its extensive retail offering, riverside living and excellent public transport, Twickenham is a highly desirable area to live. Residential prices have increased as supply continually lags demand for quality accommodation.

Flat 1, 46 Heath Road last sold in July 2019 for £290,000 and is currently valued by Mouseprice.com at £347,000 (£786 psf).

Flat 3 lease expires in 2088 and the tenant will have to pay a premium to extend their lease. The last premium paid was £17,500 for an extension on Flat 4 in 2019.

## PRICE

Asking for offers in excess of **£650,000** which reflects a yield of 6 % and approximately only £275 psf for the rear offices.

## CONTACT

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