

**398 RICHMOND ROAD  
EAST TWICKENHAM  
TW1 2DY**



***“Retail / Residential investment with active management opportunities...”***

## LOCATION

East Twickenham is a highly affluent commuter town located only 10 miles south-west of London. The town benefits from excellent transport links via 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 north-west.

The property occupies an established position on Richmond Road, close to its junction with Cresswell Road. East Twickenham has recently benefited from a retail renaissance with the arrival of Old Deer Park School and Lidl, both of which have significantly boosted footfalls on Richmond Road.

With Richmond Riverside only a moments walk away across Richmond Bridge, the area continues to attract a host of boutique restaurants, cafes and shops that serve the affluent local residents.





## DESCRIPTION

The property comprises a ground floor commercial unit with full height glazed frontage. The property benefits from w/c and rear storage area. There is also a separate basement that provides additional storage (hatch access).

The upper floors comprise two residential flats, accessed directly of Richmond Road. The first floor provides a 1 x 2 bed flat with kitchen, bathroom, sitting room, as well as access to the 2<sup>nd</sup> floor, which comprises a 1 x 2 bed flat with kitchen, bathroom, sitting room and rear balcony/fire access.

## ACCOMMODATION / TENANCY SCHEDULE

UNIT	FLOOR	ACCOMMODATION	AREA SQ FT*	TENANT	TERM	RENT PA (ERV)	NOTES
398	Ground Basement	Retail / storage Storage	1,317 319	Vacant	Available to let	(£30,000)	RV £22,750
398 A	First	Residential	975	Individual	AST expiring 07/10/2023	£13,800 (£24,000)	
398 B	Second	Residential	1,010	Individual	AST expiring 12/10/2025	£15,540 (£24,000)	Mutual OTB after 12/10/2023
<b>TOTALS</b>			<b>3,621</b>			<b>£41,820</b> <b>(£78,000)</b>	*GIA



## TENURE

Freehold

## EPC

Available on request

## VAT

VAT is not applicable

## ACTIVE MANAGEMENT & PLANNING OPPORTUNITIES

Unbroken Freeholds in East Twickenham are extremely rare. The subject property provides a unique opportunity to create a bespoke investment to deliver the required returns.

The Commercial accommodation will appeal to a wide range of occupiers seeking to benefit from the affluent Richmond, East Twickenham and St Margarets residents. With a realistic ERV of £30,000 pa, this section of the property can either be let straight away or used to facilitate the extension and refurbishment of the upper floors.

The upper floors currently comprise 2 x 2 bed flats. The opportunity exists to obtain planning to construct a 1 x 1 bed flat on the existing roof (STP). Similar consents have been obtained on No 374 / 376 / 378 and 388. See aerial photo over. (Indicative proposed floor plans are also available). This would potentially increase the total ERV from **£78,000** to **£100,000** pa.

Self-contained access to the existing flats can be provided by reconfiguring the existing stairwell with minimal loss to the net saleable area.







Ravi Yoga

2

388

Color 1

382

Lunzer Wine Group Limited

Four Leaf Coffee

378

Chicken City

376

Pro-String London Racket Restringing

RV Tass

374

Deer Park School

Lidl

Roundhouse Design

NO ENTRY



## MARKET COMMENTARY

With its extensive retail offering, riverside living and excellent public transport, East Twickenham is a highly desirable area to live and work.

Demand for high quality accommodation continues to sustain residential prices, with 2 bed flats above shops still achieving over £500,000.

With interest rates on the rise, the rental sector is also very robust as would-be buyers are priced out of the market. Rents for 2 bed, good quality flats are achieving over £2,000 pcm, with 1 bed flats ranging from £1,500 - £1750 pcm.

## PRICE

Asking for offers in excess of **£900,000** which reflects a yield of **7.5%** on the commercial ERV and only **£250,000** per flat.

## CONTACT

Andy Shaw  
07498 854767 ashaw@stirlingshaw.co.uk

Julius de Mattos  
07969 395767 jdemattos@stirlingshaw.co.uk



Misrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:  
1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.  
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Sterling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 –Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.  
4. All information and correspondence is Subject To Contract