

Central Courtyard Office For Sale

77a Richmond Road

Twickenham, TW1 3AW

BWP

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77A Richmond Road, Twickenham, TW1 3AW

Freehold Asking Price £550,000 excl.



Summary:

- The opportunity to buy the freehold of this modern 937 sq ft office, with gated access and courtyard.
- Within a short walk of all the amenities of central Twickenham.
- Good transport links with both Twickenham and St Margarets stations within 10 minutes walk.
- Modern high-quality open plan office space. Including kitchen, W.Cs and shower facilities. Air Conditioned and perimeter trunking.
- Potential for future change of use, subject to planning.
- Not elected for VAT.
- EPC rating of A & B.

**We are instructed to offer the Freehold interest in the property for sale, subject to contract.
Guide Price £550,000 excl.**

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Asking Price £550,000 excl.

Location:

The property is located in Twickenham an affluent London suburb, to the South West of central London. The property is on the north side of Richmond Road, within easy walking distance of central Twickenham, which has plenty of amenity with many cafes, bars, restaurants and retailers.

The property is well located for public transport with several bus routes that run close to the property and both Twickenham and St Margarets Stations are within 10 minutes walk.

Description:

The office is accessed from Richmond Road through a gated walkway. There is a central courtyard between the two office areas. The office provides modern ground floor accommodation and is split into a 740 sq ft main office, which has a kitchen, W/C and shower. The smaller office separated by the courtyard is 197 sq ft and has a W/C.

Planning:

The property currently has Class E(c) Use (office). Potential for future change of use to residential subject to planning.

Areas:

West office:	18.30 sqm.	197 sq ft.
East Office:	68.75 sqm.	740 sq ft.
Courtyard:	40.75 sqm.	438.65 sq ft.
TOTAL	127.8 sqm.	1,375.65 sq ft.

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

Freehold Title:

Title number TGL587569

Business Rates

The Rateable Value of the retail unit is £17,500. For rates payable enquiries should be made directly with the Local Authority.

VAT:

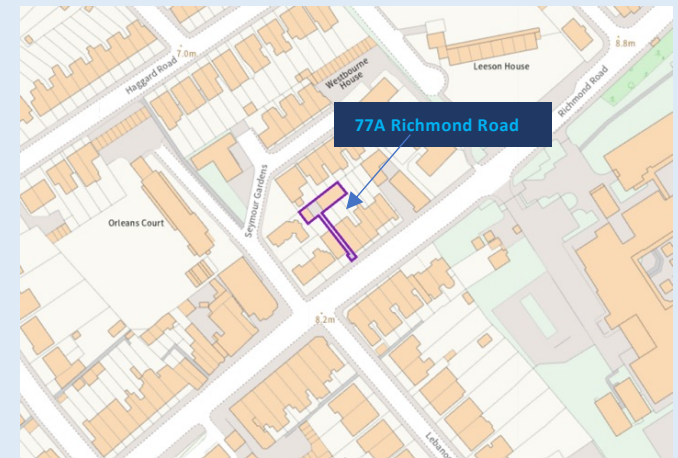
The property is not elected for VAT.

EPC:

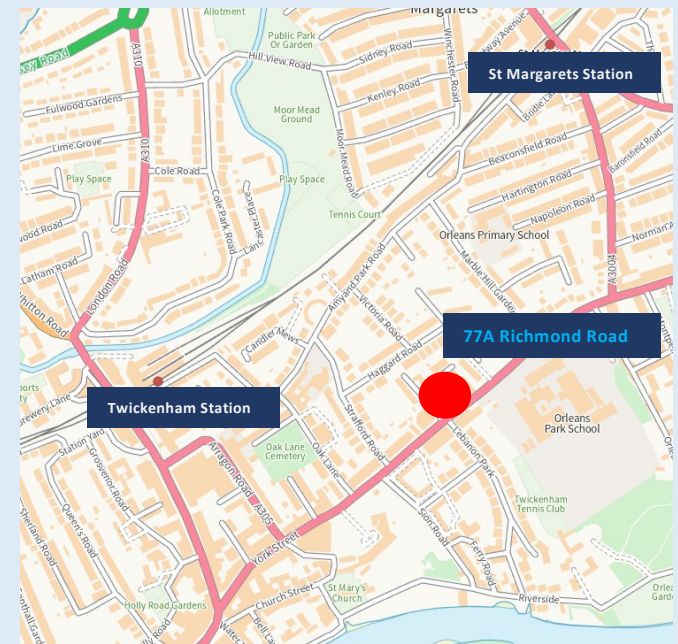
East Office – Energy Rating of A.
West Office – Energy Rating of B.

Proposal:

We are instructed to offer the Freehold for sale at a guide price of £550,000 exclusive of VAT. Subject to Contract.



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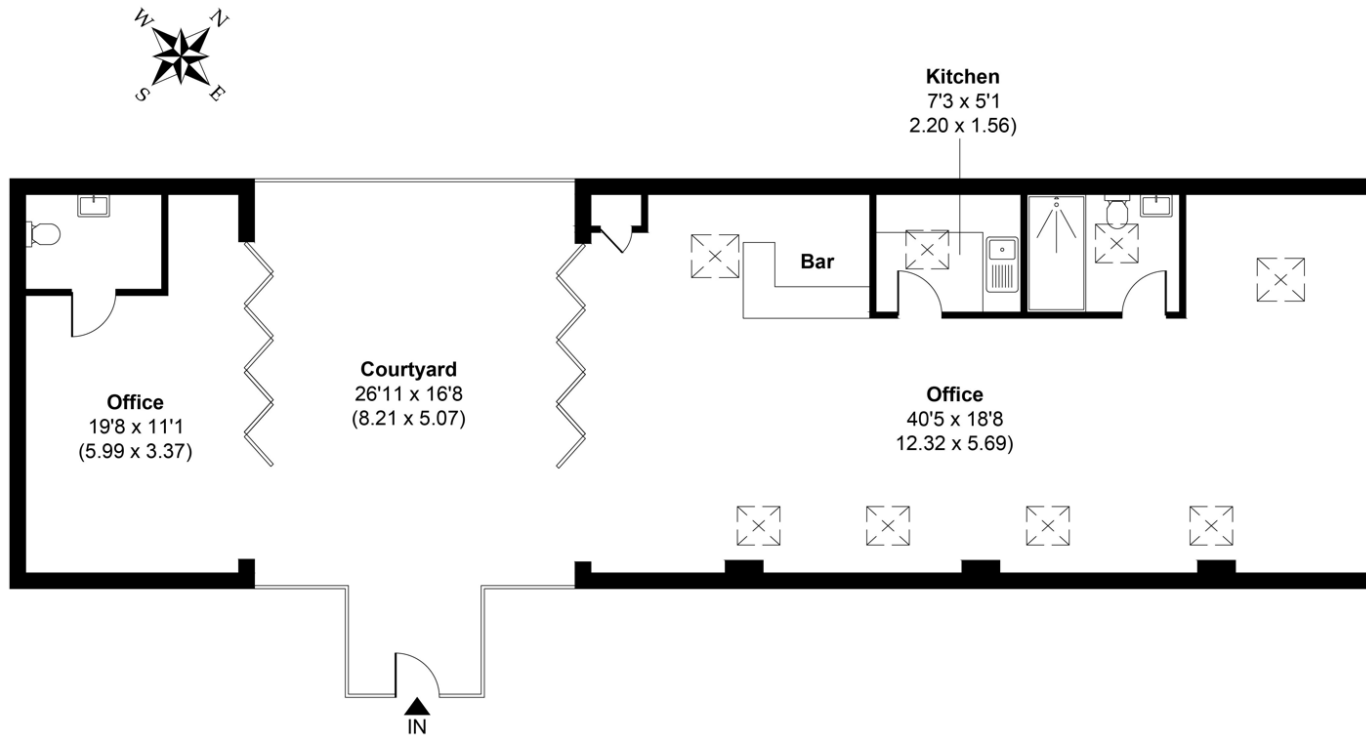
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RICHMOND ROAD TW1

APPROX. GROSS INTERNAL FLOOR AREA 1012 SQ FT / 94.0 SQ METRES





BWP

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