Dexters

London Property Professionals









Heath Road, TW1

£650,000

Dexters are delighted to present for sale a turn key fully-let freehold mixed-use investment opportunity featuring a restaurant (Class E) located on the ground floor with a five-bedroom House in Multiple Occupancy (HMO) occupying the first and second floors, each HMO room is currently let on Assured Periodic Tenancy agreements.

The overall square footage of the property is approximately 2,338 sq. feet.

The restaurant "Dhoom Bar & Grill" holds an active commercial lease for 15-years which commenced on the 14th July 2018 generating an annual income of £1,490 per calendar month (£17,880 per annum).

The fully-let five-room House in Multiple Occupancy (HMO) generates a GROSS income of £48,732 per annum.

The total combined Gross Income is £66,612 per annum, representing a Gross Annual Yield of 10.24% at the Guide Price.

Twickenham is within the London Borough of Richmond and is idyllically situated along the River Thames. Fondly named the home of the Rugby Football Union, with hundreds of thousands of spectators visiting Twickenham Stadium each year. Twickenham shopping centre is located within 500 meters providing a plethora of local shops, restaurants and Public Houses including the Waitrose and Partners supermarket. The property is located within 560 meters of the recently rebuilt Twickenham mainline station, offering direct services to London Waterloo with a journey time of circa 21 minutes.

Tenure - Freehold (HM Land Registry Title Number MX295837) sold with tenants in situ.

Features

- Fully Let Investment Opportuntity
- Mixed-Freehold
- Restaurant & 5-Room HMO
- Gross Annual Yield of 10.24% at the Guide Price
- Close Proximity to Twickenham Town Centre

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108 Heath Road, Strawberry Hill, Twickenham, TW1 4BW
(HM Land Registry Title Number MX295837)



Ground Floor | First Floor | Second Floor

Combined Area Approx. 217.2 sqm (2,338 sq. ft)

RICS Regulated Estate Agent and Letting Agent

Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.
Dexters London Limited, Company Registration Number 04160511

Property sales, lettings and management. Development and investment advisors. Specialist residential Chartered Surveyors

dexters.co.uk

Dexters

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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