



York Street, TW1

£1,100,000

Dexters are delighted to introduce a fully-let 'turnkey' mixed-used investment opportunity, located in the heart of Twickenham, Greater London TW1.

The sale is for the unbroken freehold title featuring a commercial/retail unit plus two self-contained residential flats.

The commercial/retail unit occupies the ground floor and lower ground floor and features an entrance area, open retail space, office, shower room, separate WC and basement storage with a kitchen area. Total area of approximately 106.4 sq.m (1,145 sq. ft.). The property has been let to Twickenham Smiles Dental Practice achieving £2,500 per calendar month / £30,000 per annum reviewed every three-years.

Flat A is a three-bedroom split level self-contained flat located over the second and third floors, the property features an entrance hallway, open plan kitchen/living room, three bedrooms, a bathroom and a separate shower-room. Total area of approximately 86.9 sq. m (935 sq. ft.). The property is currently let achieving £2,030 per calendar month / £24,360 per annum with the next review in June 2027.

Flat B is a one-bedroom self-contained flat located on the first floor, the property is well presented and features an entrance hallway, kitchen area, living room, bedroom and bathroom. Total area of approximately 55.6 sq. m (598 sq. ft.). The property is currently let achieving £1,450 per calendar month / £17,400 per annum with the next review in November 2026.

Combined Passing Rent £5,980 per calendar month / £71,760 per annum, which represents a yield of 6.52% at the Guide Price.

Located within the London Borough of Richmond upon Thames, the property is ideally located within the heart of Twickenham town centre featuring a plethora of shops, coffee shops, bars, public houses and restaurants including Waitrose Supermarket, Boots, Waterstones, Costa Coffee, Starbucks, Pret A Manger, M&S Simply Food and Bella Vista "The Italian Kitchen". The river Thames is within 176 metres, whilst Twickenham Stadium "The Home of Rugby" is with 1.2 Kilometres. Twickenham railway station with direct trains to London Waterloo is within 300 metres.

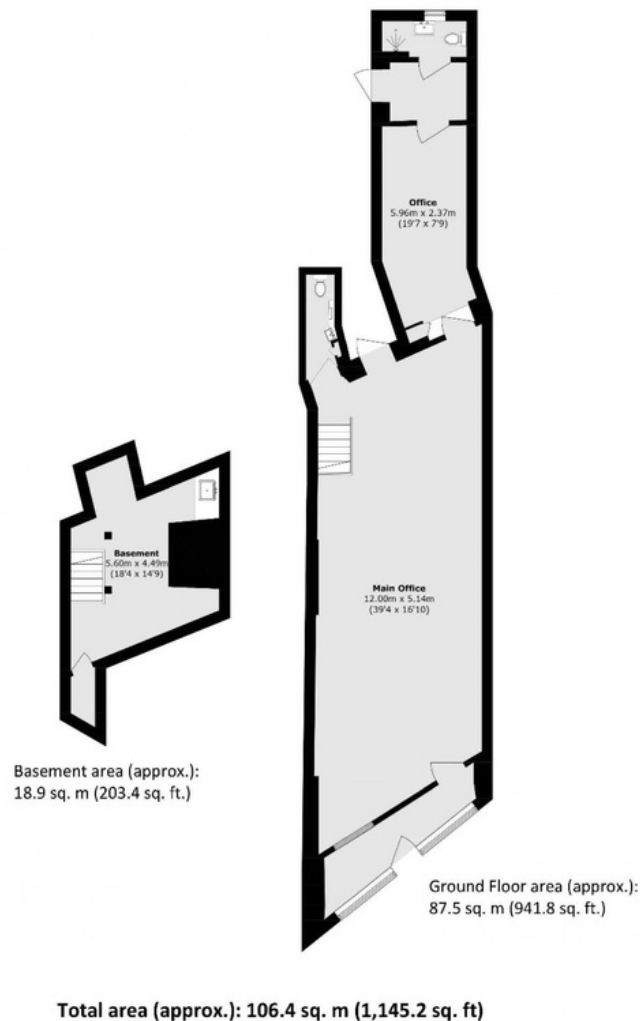
Tenure - The sale is for the unbroken freehold, HM Land Registry Title Number SGL62012.

The property will be sold with the tenants in situ.

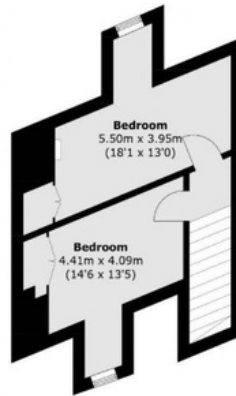
Features

- Unbroken freehold
- Mixed-use investment opportunity
- Commercial/Retail unit
- 2 self-contained residential flats
- Twickenham Town Centre

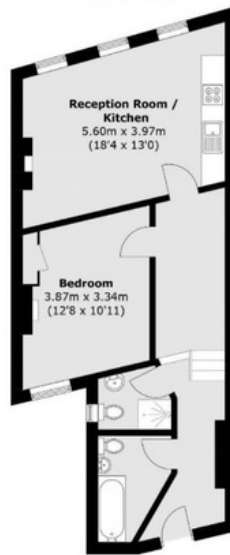
11 York Street, Twickenham, Greater London TW1 Floor Plan – Commercial Unit



11 York Street, Twickenham, Greater London TW1 Floor Plan – Flat 11a



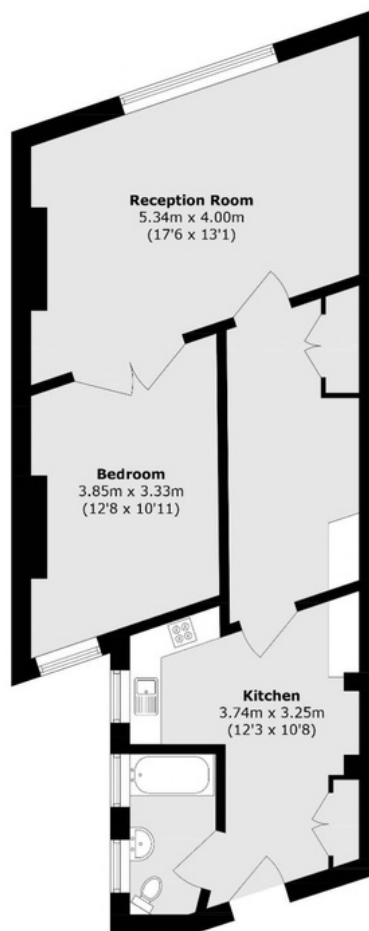
Third Floor



Second Floor

Total area (approx.): 86.9 sq. m (935.3 sq. ft)

**11 York Street, Twickenham, Greater London TW1
Floor Plan – Flat 11b**



Total area (approx.): 55.6 sq. m (598.4 sq. ft)