

INCOME PRODUCING INVESTMENT FOR SALE
LOCATED IN AFFLUENT TOWN CENTRE LOCATION
830 SQ FT (77.11 SQM) APPROX

FOR SALE



FORGE CLINIC, 37 RED LION STREET, RICHMOND, TW9 1RJ

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FOR SALE

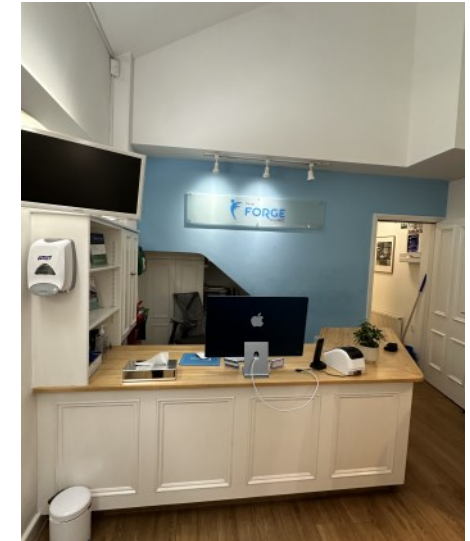
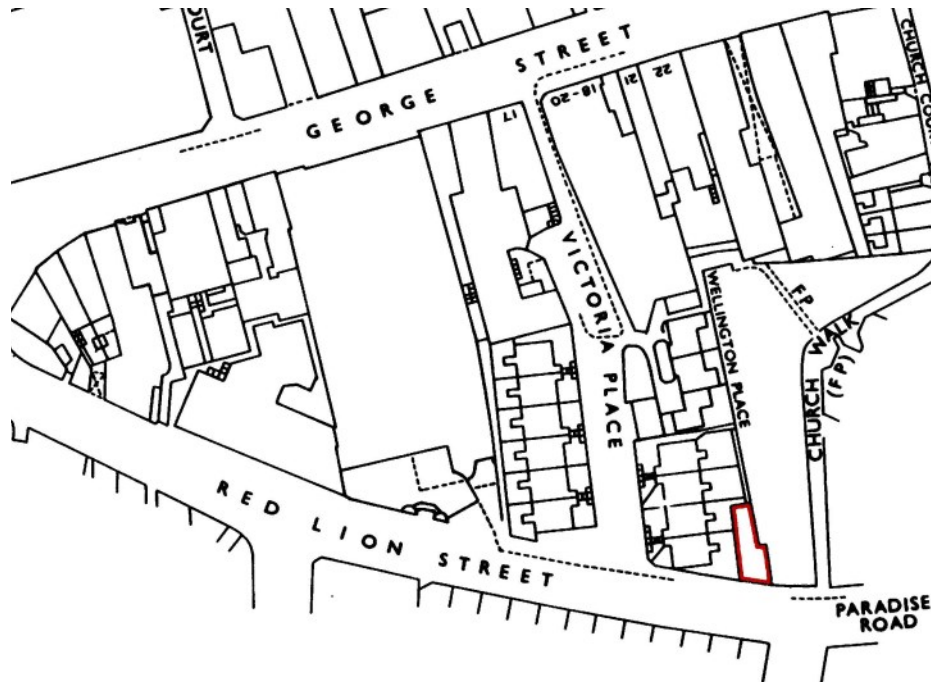
INVESTMENT SUMMARY

- ◆ Long established multi disciplinary practice providing a variety of treatments
- ◆ Located in the centre of this affluent London Borough
- ◆ Prominently positioned on the A307
- ◆ Let to The Forge Health Clinic Limited until 13th July 2029
- ◆ Personal Guarantor from Practice Owner
- ◆ Freehold
- ◆ Current Rental Income £39,500 per annum
- ◆ Price £599,500 subject to contract

LOCATION

The building adjoins the grounds of St Mary Magdalene Church to one side and private gardens to the other. The property is prominently positioned in a conservation area in the heart of Richmond fronting the A307 Red Lion Street, one of the main roads through the town.

Nearby occupiers include Travelodge, Pizza Express, Franco Manca, Bang and Olufsen and Chase Buchanan Estate Agents. Richmond Riverside and the Green are both within a 5 minute walk from the property. The mainline railway and tube station (District Line) is only 8 minutes away. Paradise Road Multi Storey Car Park is within 100 metres with a drop off point /loading bay just opposite the clinic and Richmond bus garage is across the road in Church Terrace



DESCRIPTION

Forge House comprises an attractive detached Victorian building of brick construction under a pitched slate tiled roof which incorporates skylights at regular intervals. The main part of the building is single storey with a two storey section to the rear.

The main entrance is from Red Lion Street (A307) with a fire exit to the rear of the building opening onto Wellington Walk.

The ground floor has been partitioned to provide a main reception waiting area, toilet and 3 treatment rooms all with sinks and natural light. There is a further treatment room and shower room with toilet at the first floor level.

In addition there is a basement which has been tanked and is ventilated providing useful storage. The property is well maintained by the current tenant.

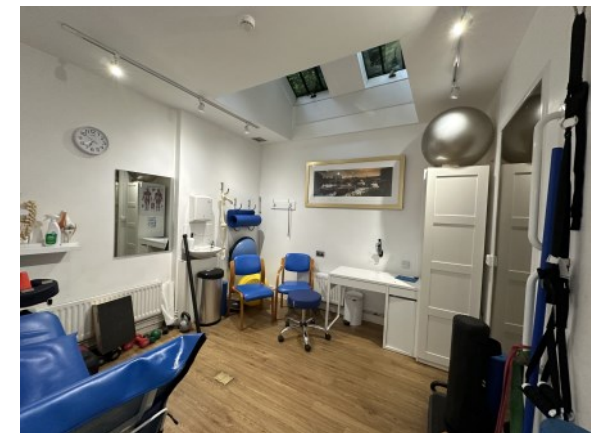
AMENITIES

- ◆ Gas fired central heating
- ◆ Spot lighting
- ◆ Secondary glazing
- ◆ 2 toilets - 1 with a shower cubicle
- ◆ Sinks to all treatment rooms
- ◆ Good natural light
- ◆ Laminate wood flooring throughout
- ◆ Fresh air ventilation system with return vents to all treatment rooms

ACCOMMODATION

The building comprises the following approximate Net internal floor areas:

FLOOR	SQ FT	SQ M
First Floor	140	13.01
Ground Floor	580	53.88
Basement	110	10.22
TOTAL APPROX	830	77.11



TENANCY

The building is held on a full repairing and insuring lease for a term of 9 years expiring on 13th July 2029., subject to a rent review on 26th August 2026 to reflect the open market rent achievable at the date of the review

The lease is contracted inside the security of tenure provisions of the Landlord and Tenant Act. There is a tenant only break clause on 13th July 2026 subject to 6 months prior written notice.

TENANT

The lease is held by The Forge Health Clinic Limited which has been trading since 8th June 2020 and currently achieves an Experian Credit Rating of 74 out of 100, so below average risk. The Director of The Forge Health Clinic Limited has provided a personal guarantee, further information upon application. The building has been used as a clinic since 1991 so is well established in this location

TENURE

Freehold subject to the aforementioned tenancy.

RENT

£39,500 per annum exclusive

PRICE

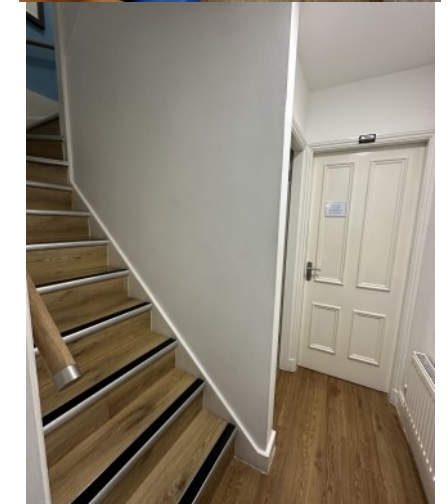
£599,500 subject to contract.

VAT

We are advised the building is not elected for VAT.

EPC

D (100)



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Particulars updated 09.04.24

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