

63 RICHMOND ROAD, TWICKENHAM, MIDDLESEX, TW1 3AW

FOR SALE. AIR- CONDITIONED REFURBISHED E CLASS (49.1 M2 GIA)
SHARE OF FREEHOLD THERAPIES /OFFICE/ RETAIL TO INCLUDE A 103-YEAR
LEASE (SIPP-FRIENDLY). SELF-CONTAINED GROUND AND LOWER
GROUND-FLOOR LAID OUT AS TREATMENT ROOMS / OFFICE IN A SMALL
PARADE OF SIMILAR SERVICES. BUSINESS RATES FREE *.



Located on the A305 main road connecting Twickenham and Richmond town centres, a highly desirable residential neighbourhood supported by similar retail and professional workspaces including the COOP and marble Hill fireplaces. Twickenham Station is just a short stroll and by car the A316 is a located nearby, leading in turn to London, Heathrow and the M25. NB There is no associated parking onsite.

63 RICHMOND ROAD, TWICKENHAM, MIDDLESEX, TW1 3AW

Offered in refurbished and redecorated condition throughout as clinical/therapy space, the two-floor unit provides a reception area open plan workspace / treatments rooms. Climate controlled on both levels.

Stairs lead down to a further treatment room, stores, kitchenette and WC. The space allows for complete reconfiguration to support all E class uses, available for immediate occupation or to provide an investment income. E class consent, the premises have the additional benefit of retail, professional and clinical use. BUSINESS RATES FREE UNDER SMALL BUSINESS RELIEF (where applicable).

ACCOMMODATION: External Frontage some 14t

BUILT DEPTH: 8.4 m

BUILT WIDTH: 3.3 M

Gross internal area 49.1 m²

Reception, office, lower Ground floor therapy room/ stores, Kitchenette & WC

TENURE: The premises are immediately available with vacant possession as a 1/3 share of the freehold and the 103 years lease. There is no associated parking.

PRICE: £225,000 for a 1/3 share of the freehold.

VIEWING: by appointment through the Landlord's sole agent Milestone Commercial

ENERGY PERFORMANCE: A certificate has been commissioned.



The details in these particulars are meant as a guide only and do not constitute an offer or contract and any intended tenant or purchaser should satisfy themselves as to being correct. Statements contained herein are made in good faith but without responsibility by Kovent Estates Ltd. or our clients. All figures ex-vat where applicable. Any equipment remains untested.