

*PRIME RETAIL &
RESIDENTIAL
INVESTMENT*

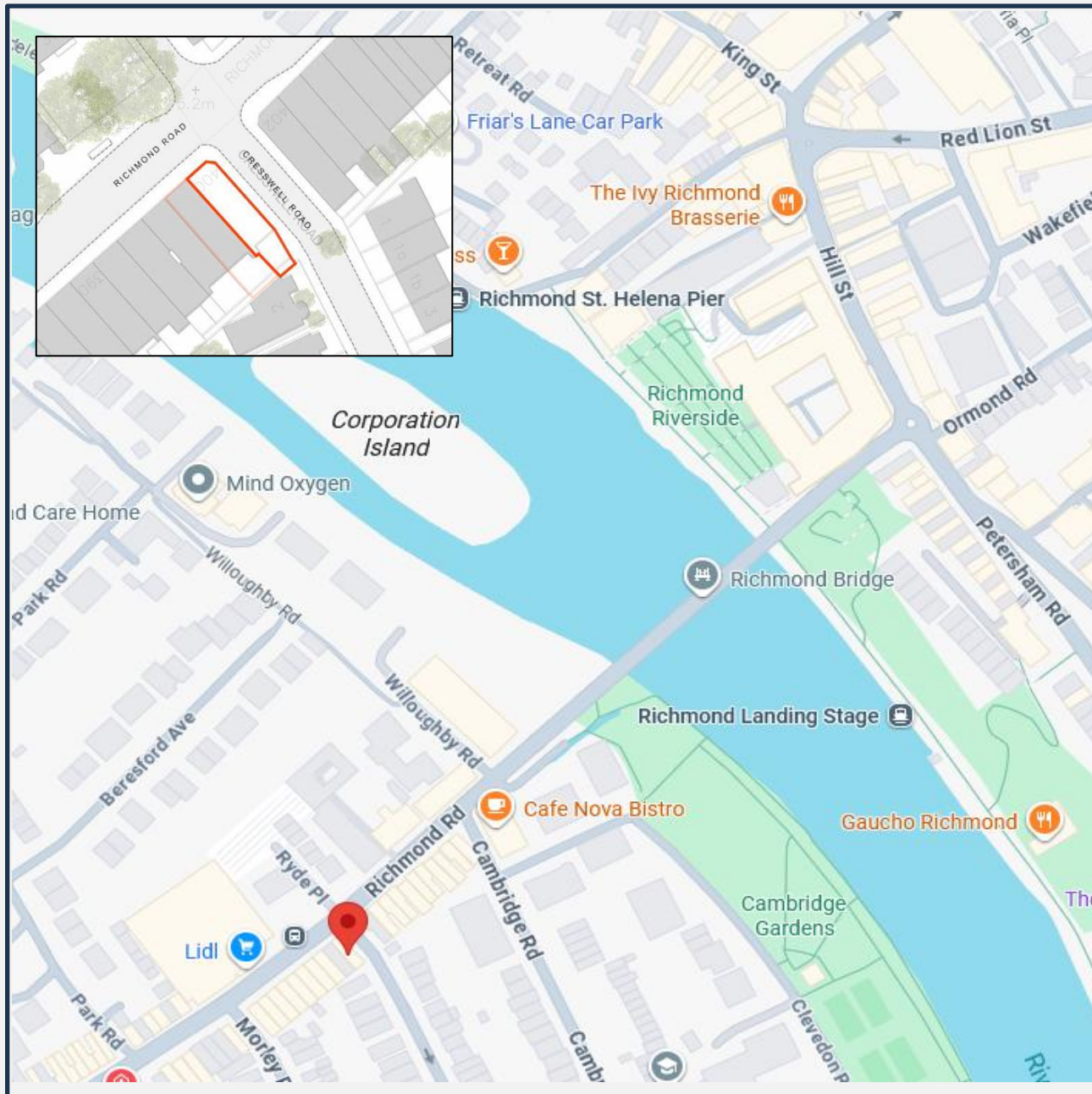
**400 Richmond Road
RICHMOND
TW1 2DY**



EXECUTIVE SUMMARY:

- Rarely Available Freehold Retail and Residential Investment Opportunity
 - Highly prosperous and affluent commuter town location
 - Prime location on Richmond Rd
 - Retail unit let to Nolte Kitchens Franchise until 2035
 - Upper Floors let on 4 x AST's
-
- Total Income £123,840 pa
 - ASKING **£1,900,000**
 - 6.52%





LOCATION

East Twickenham is one of South West London's most desirable residential locations, characterised by attractive period housing, substantial family homes and a strong owner-occupier market

The area attracts a predominantly affluent demographic comprising professionals, business owners, senior executives and high-net-worth families drawn by its riverside setting, excellent schools, proximity to Richmond and convenient access to Central London

Residents benefit from a blend of village-style living and metropolitan connectivity, supporting strong property values and a stable, well-established community with above-average household incomes and levels of home ownership

The property is located on RICHMOND ROAD, opposite The Old Deer Park School and Lid; Richmond Town Centre is a few minutes walk over Richmond Bridge

MAJOR TOWNS & DISTANCES

Richmond	🚗	2.0 miles	7 mins
Kingston upon Thames	🚗	3.6 miles	12 mins
Hounslow	🚗	4.2 miles	12 mins
Ealing	🚗	6.3 miles	18 mins
Wimbledon	🚗	6.7 miles	19 mins
Kingston	🚗	7.0 miles	20 mins
Heathrow Airport	🚗	8.6 miles	20 mins
Central London (Waterloo)	🚗	11.0 miles	35 mins

DESCRIPTION

Following an extensive full building refurbishment, the property comprises a highly prominent corner retail unit that has been fitted out into a high-end kitchen showroom, with basement staff and storage

The upper floors are accessed off Cresswell Road and comprise 4 x self contained 1 bed flats that have been subject to a 'back-to-frame' full refurbishment. Each unit has fully integrated kitchen appliances, luxury shower room, quality flooring and video entry-phone system. Flats 3 & 4 have additional loft storage

To the rear is a single car space that is unallocated

The property also benefits from 2 residence parking permits



No.	Floor	Use	Sq M	Sq Ft	Tenant	Tenancy	Rent pa (pcm)	EPC
400	Ground Basement	Class E Staff	75.62 29.00	814 320	D Signature Interiors Ltd (t/a Nolte Kitchens)* Guarantor – D Smith	10 years from 13 th May 2025 (OTB Yr 5)	£37,500	C
Flat 1	1st	1 Bed	37.00	398	Individual	AST (periodic)	£19,140 (£1,595)	D
Flat 2	1st	1 Bed	38.00	409	Individual	AST (periodic)	£22,200 (£1850)	E
Flat 3	2nd	1 Bed	40.00	430	Individual	AST (periodic)	£21,000 (£1,750)	E
Flat 4	2nd	1 Bed	43.00	462	Individual	AST (periodic)	£24,000 (£2,000)	E
TOTAL			262.62	2,833			£123,840	



*Nolte Kitchens have been trading since 1958, and currently operate from 19 showrooms across the UK

COMMERCIAL RENTAL VALUE

Adopting VOA areas, the ground floor retail rent of £37,500 pa is let off only ~£60 psf ITZA. The adjacent unit is only 490 sqft and is available at £30,000, suggesting there is rental growth to ~£45,000 pa

RESIDENTIAL VALUES

Flat Values in Richmond continue to achieve over £1,200 psf for prime locations

TENURE

The property is held Freehold



VAT

Vat is not applicable

VIEWING DATES

Strictly by arrangement only

AML CHECKS

Parties will be required to comply with all mandatory AML checks

LEGAL FEES

Each party to bear their own costs

PROPOSAL

The Freehold is available at **£1,900,000**, which reflects:

Retail Yield	7.25%
Avg Flat Value	£345,000
Avg Flat Yield	6.24%
Blended Yield	6.52%

CONTACT

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