

**UNBROKEN FREEHOLD INVESTMENT FOR SALE COMPRISING:
2 DUPLEX APPARTMENTS & 2 LOCK UP SHOP UNITS**



38 & 38a STAINES ROAD, TWICKENHAM, TW2 5AH

**ANNUAL RENTAL INCOME £65,040
REFLECTING A BLENDED GROSS YIELD OF 5.6%**

PRICE £1,155,000 FREEHOLD STC

Location:

The property is located on Staines Road (A305), close to the junction of The Meadow, in a local parade within close proximity to Twickenham Green. Other retailers in the parade that serves the local community include: Convenience stores, hairdressers, café and take-aways. Twickenham town centre is approximately 1 mile away.

**DESCRIPTION:**

A rare opportunity to purchase this unbroken freehold. The residential upper floors are let on AST's at £16,800 pa and £19,200 pa.

Shop at 38 Staines Road let to a Nail Bar at £13,500

Shop at 38a Staines Road is let to a convenience store £13,692

The commercial leases have expired and both tenants have expressed interest to stay. We believe there is potential uplift in the commercial rents.

VAT: The owners have advised Featherstone Leigh that the building is not elected but interested parties should make their own enquiries.

EPC's: Available on request

LEGAL COSTS: Each party to beat their own legal costs

ENQUIRIES:

For all enquiries, please contact the sole agents Featherstone Leigh Commercial.

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