



VANDERWALD

FOR SALE

164 Heath Road

Twickenham TW1 4BN



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Key Features:

- To be sold with a new long lease
- Current rent reserved is £23,000
- Let until February 2027
- Rental increase to £24,000 from March 2024
- Total accommodation approx 64.5 sqm (694 sqft)
- Price: £330,000
- Not subject to VAT

Description:

We are happy to bring to market an excellent investment opportunity. This retail commercial premises is located on a prominent corner on a busy parade with double frontage on Heath Road and Lion Road.

The property is let to Michael Webster (t/a Websters Estate Agents) at £23,000 p.a. until 28/02/2027 with a fixed rent increase to £24,000 in March 2024.

Location:

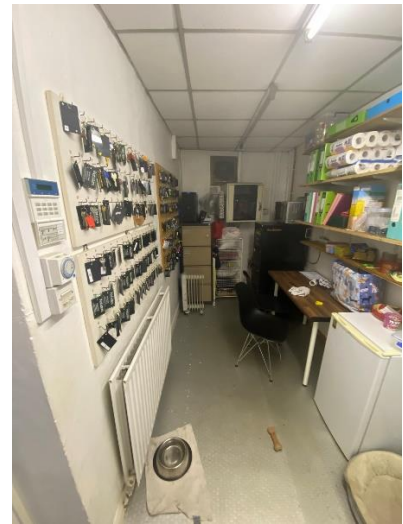
Twickenham, the home of English Rugby, is an affluent suburb located on the River Thames within the London Borough of Richmond, approx 10 miles west of Central London. Twickenham Rail Station is approximately 0.7 miles north east of the property and provides regular rail services to London Waterloo (fastest journey time 26 mins).

Twickenham is a highly desirable location for both residential and commercial properties. It is in the council of Richmond upon Thames.

Occupiers close by include a Tesco Express (adjacent) and a wide range of local businesses.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.





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