



MIXED USE BUILDING WITH DEVELOPMENT POTENTIAL  
OFFERS IN EXCESS OF £1,800,000 FREEHOLD  
17 HEATH ROAD TWICKENHAM TW1 4AW

 **Willmotts**  
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- VACANT GF RETAIL 462 SQ M (GROSS) WITH ERV £115,000pa
- 13 FLATS SOLD OFF - GROUND RENTS PRODUCING £3,250 PA
- 1 BEDROOM AST FLAT PRODUCING £16,200 PA
- PLANNING FOR 3 NEW FLATS (GDV £1.1M)
- 10 SPACE CAR PARK AT REAR
- FREEHOLD

### Location

Twickenham is a suburban district in London. It is situated on the River Thames 9.9 miles southwest of Charing Cross. It is part of the London Borough of Richmond upon Thames since 1965, and the borough council's administrative headquarters are located in the area.

### Description

A well presented mixed use building on the southern side of Heath Rd and with an extraordinary Gross frontage of 24.2m (79 Ft) and net frontage of 22m (72ft) of the retail space. In addition, there is a small car park to rear which is accessed via an undercroft. The first and Second floors of building provide 14 self contained flats of which 13 have been sold off long leases and 1 is retained by the owners and is let on an AST basis. The flat roof has planning for the erection of 3 flats ( 2 x 2Beds & 1 X1Bed).

### User

We believe the premises fall under Class E & C3 of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### EPC

Energy performance certificate for the vacant ground floor premises has a rating of C(62). A copy of the EPC is available upon request.

### Planning

The property benefits from prior approval for Erection of a roof extension comprising an additional storey (providing 3 additional residential units) to the existing mixed-use, 3 storey terraced building along with the provision of a green roof, refuse and recycling storage and cycle parking associated with those new residential units. Further information can be obtained via L B Richmond under planning application 22/2994/GPH03. L B Richmond Tel: 020 8891 1411

The Gross Development Value of the project is approx £1,100,000.



### Asset Management

Let the ground floor vacant premises as a whole unit or alternatively look to split the unit to form 2 retail units.

Repurpose the ground floor with planning for C3 residential use (STPP)

Develop the air space and sell off the flats

Sell off the AST flat

Lease the car park spaces

### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



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Residential library photos of flats

### Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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### Accommodation Schedule

The property offers the following approximate dimensions:

Location	Sq Ft	Sq M
Ground Floor Retail	4,972	462.00
Flat 6 FF	327	30.40

### Terms

Offers in excess of £1,800,000 are invited for the freehold interest.

### VAT

The property has not been elected for VAT purposes.

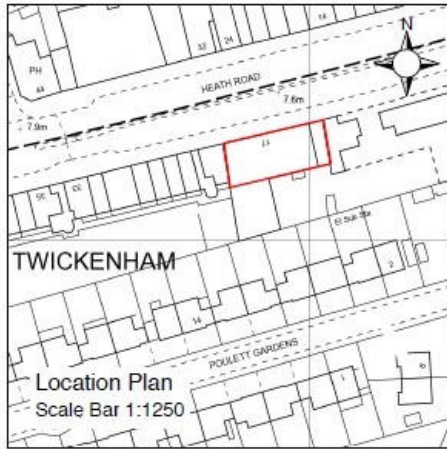
### Legal

Each party to bear its own legal costs.

### AML

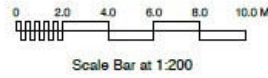
In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.





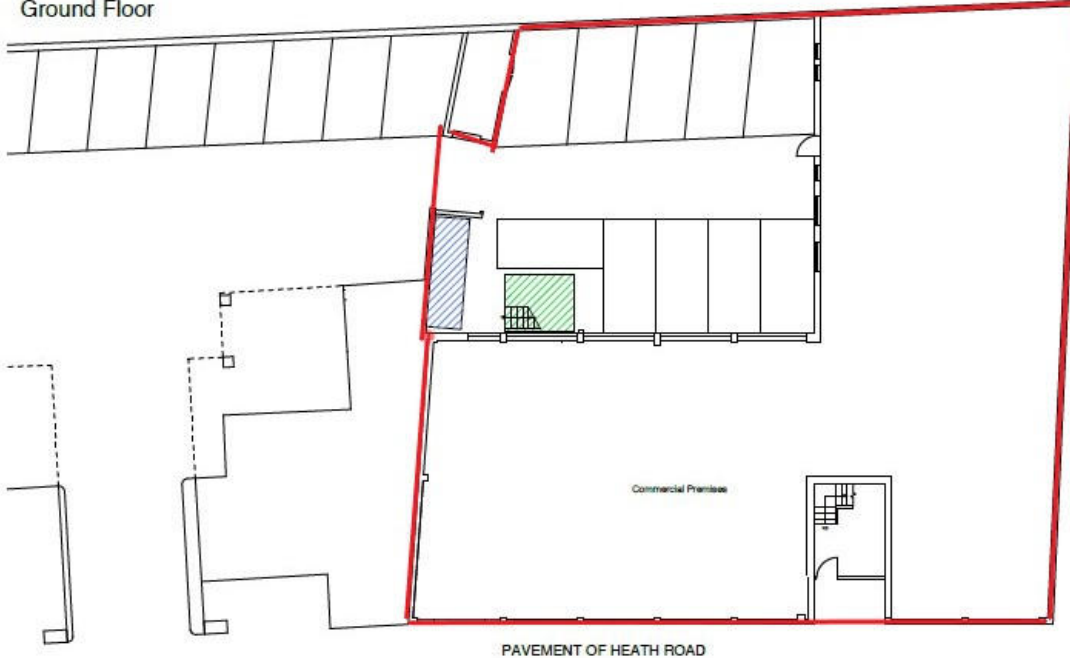
PRINT AT A3 PAPER SIZE

17 Heath Road  
Twickenham  
TW1 4AW

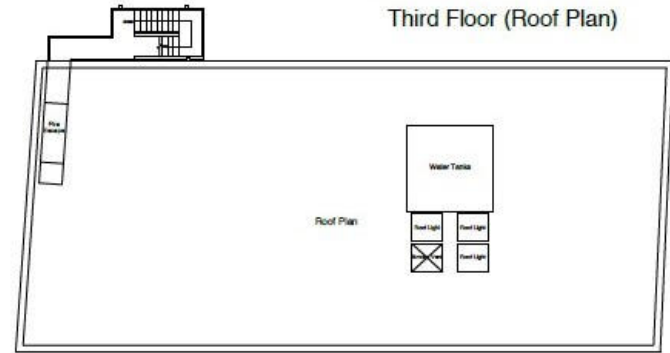


Legend	
	Bicycle shed
	Refuse Area

Ground Floor



Third Floor (Roof Plan)



Second Floor



First Floor

