



MIXED USE INVESTMENT, 1B FLAT & DEVELOPMENT OPPORTUNITY
OFFERS IN THE REGION OF £2,280,000 FREEHOLD
CANHAM HOUSE, 17 HEATH ROAD, TWICKENHAM, TW1 4AW





- A MIXED USE BUILDING OFFERING:
- INCOME PRODUCING £135,350 PER ANNUM
- PRIOR APPROVAL FOR 3 NEW FLATS (2X2B & 1X1B) - GDV £1,140,000
- GF LET FOR 15 YEARS AT £115,000 PER ANNUM

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 mixed-use building arranged over ground and two upper floors. The property comprises 14 x one-bedroom apartments, of which 13 have been sold. A further one-bedroom flat is retained by the freeholder, currently let on an AST and producing £18,000 per annum. The airspace benefits from consent to develop three new flats (2 x two-bedroom and 1 x one-bedroom), each with private terraces and parking.

The ground-floor retail unit is let on a 15-year lease with no breaks and is fitted out as a high-end convenience store. This unit also benefits from the use of part of the rear car park for deliveries and parking.

Planning

L B Richmond have provided prior approval permitted development rights under Part 20 of the GPDO. The reference for this application is 24/0555/GPH03. Further details are available on request or via <https://www.richmond.gov.uk>.

GDV

The table below sets out what we believe to be the approximate values, once developed:

Unit	Accommodation	Sq M	Sq Ft	PSF	Price
F1	2B flat with Balcony and parking space	61	657	594	£390,000
F2	1B flat with Balcony and parking space	50	538	632	£340,000
F3	2B flat with Balcony and parking space	64	689	595	£410,000
			1884	£605	£1,140,000

- FREEHOLD GROUND RENT
- EXCELLENT TRANSPORT LINKS
- CLOSE PROXIMITY TO TWICKENHAM STATION
- CAR PARK AREA TO REAR

Local Authority

London Borough of Richmond upon Thames

User

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

EPC

The retail unit has an EPC rating of C (62). A copy of the EPC is available on request.

Terms

Offers are invited in the region of £2,280,000 (Two Million Two Hundred and Eighty Thousand Pounds). A purchase at this level provides an NIY of 6.30% when allowing for purchasers standard costs of 5.94% and the residual value of the air space at £250,000.

Tenure

Freehold subject to existing leases.

Service Charge

The freeholder operates a service charge for the whole building and full details are available on request

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

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.

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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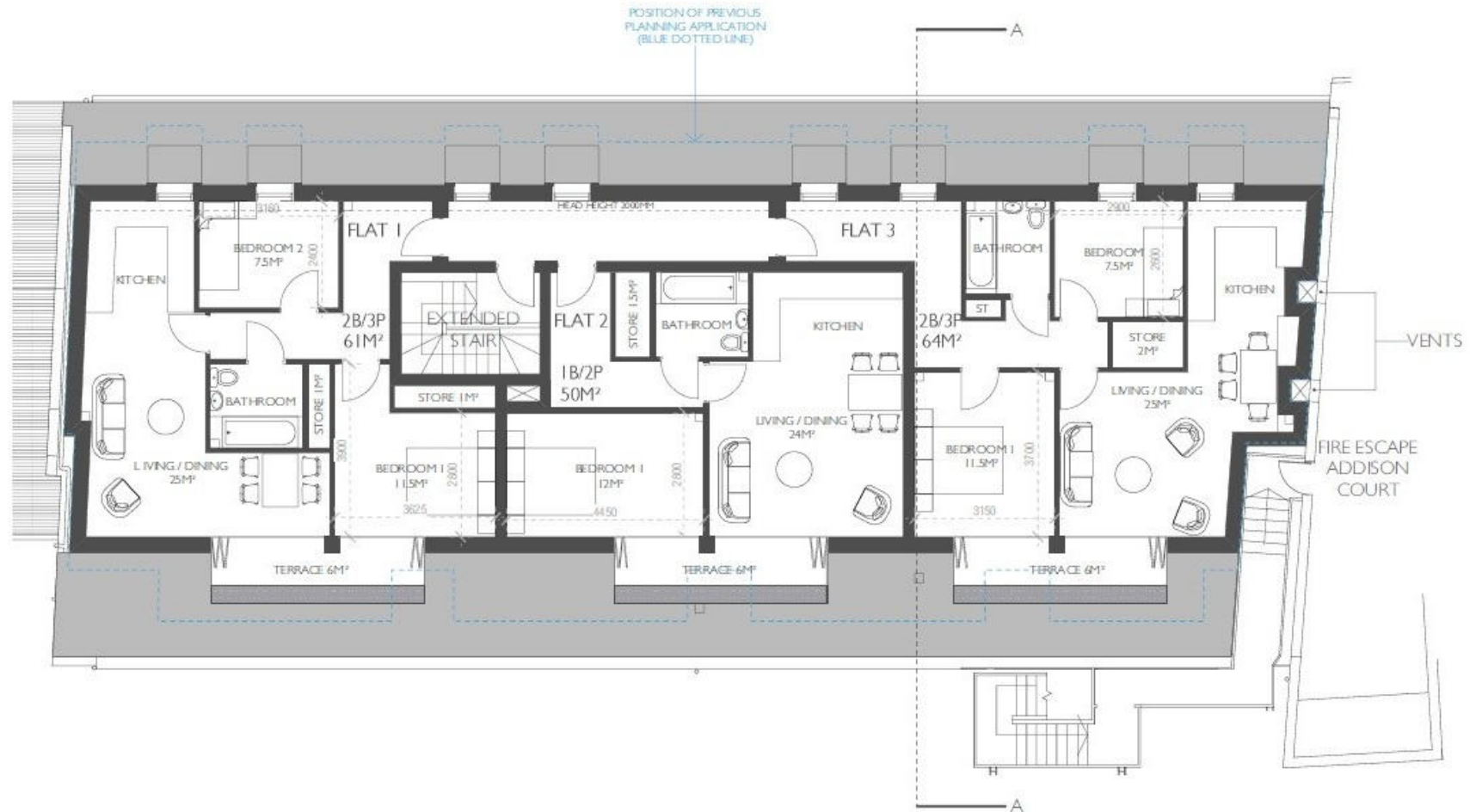
Accommodation & Tenancy Schedule

The property offers the following (GIA) approximate dimensions

Unit	Type	Start date	End Date	Sq Ft Gross	Next Review	Rent	Comments
Retail	Commercial	29/11/2024	28/11/2039	4,865	29/11/2029	£115,000.00	RR - CPI linked with cap 3.5% and collar of 1.5%
1	Flat 1	25/12/2014	24/12/2139	433	24/03/2040	£250.00	Review in 15 years to £500 pa
2	Flat 2	25/12/2014	31/12/2229	408	N/A	£0.00	Lease extended-peppercorn rent
3	Flat 3	25/12/2014	24/12/2139	405	24/03/2040	£250.00	Review in 15 years to £500 pa
4	Flat 4	25/12/2014	24/12/2139	485	24/03/2040	£250.00	Review in 15 years to £500 pa
5	Flat 5	25/12/2014	24/12/2139	464	24/03/2040	£250.00	Review in 15 years to £500 pa
6	Flat 6	01/04/2025	31/03/2026	323	31/03/2026	£18,000.00	Retained unit Let on AST
7	Flat 7	25/12/2014	24/12/2139	435	24/03/2040	£250.00	Review in 15 years to £500 pa
8	Flat 8	25/12/2014	24/12/2139	433	24/03/2040	£250.00	Review in 15 years to £500 pa
9	Flat 9	25/12/2014	24/12/2139	408	24/03/2040	£250.00	Review in 15 years to £500 pa
10	Flat 10	25/12/2014	24/12/2139	405	24/03/2040	£250.00	Review in 15 years to £500 pa
11	Flat 11	25/12/2014	24/12/2139	485	24/03/2040	£250.00	Review in 15 years to £500 pa
12	Flat 12	25/12/2014	24/12/2139	464	24/03/2040	£250.00	Review in 15 years to £500 pa
13	Flat 13	25/12/2014	24/12/2139	323	24/03/2040	£250.00	Review in 15 years to £500 pa
14	Flat 14	25/12/2014	24/12/2139	435	24/03/2040	£250.00	Review in 15 years to £500 pa
	Air Space			2166			Planning for 3 new flats

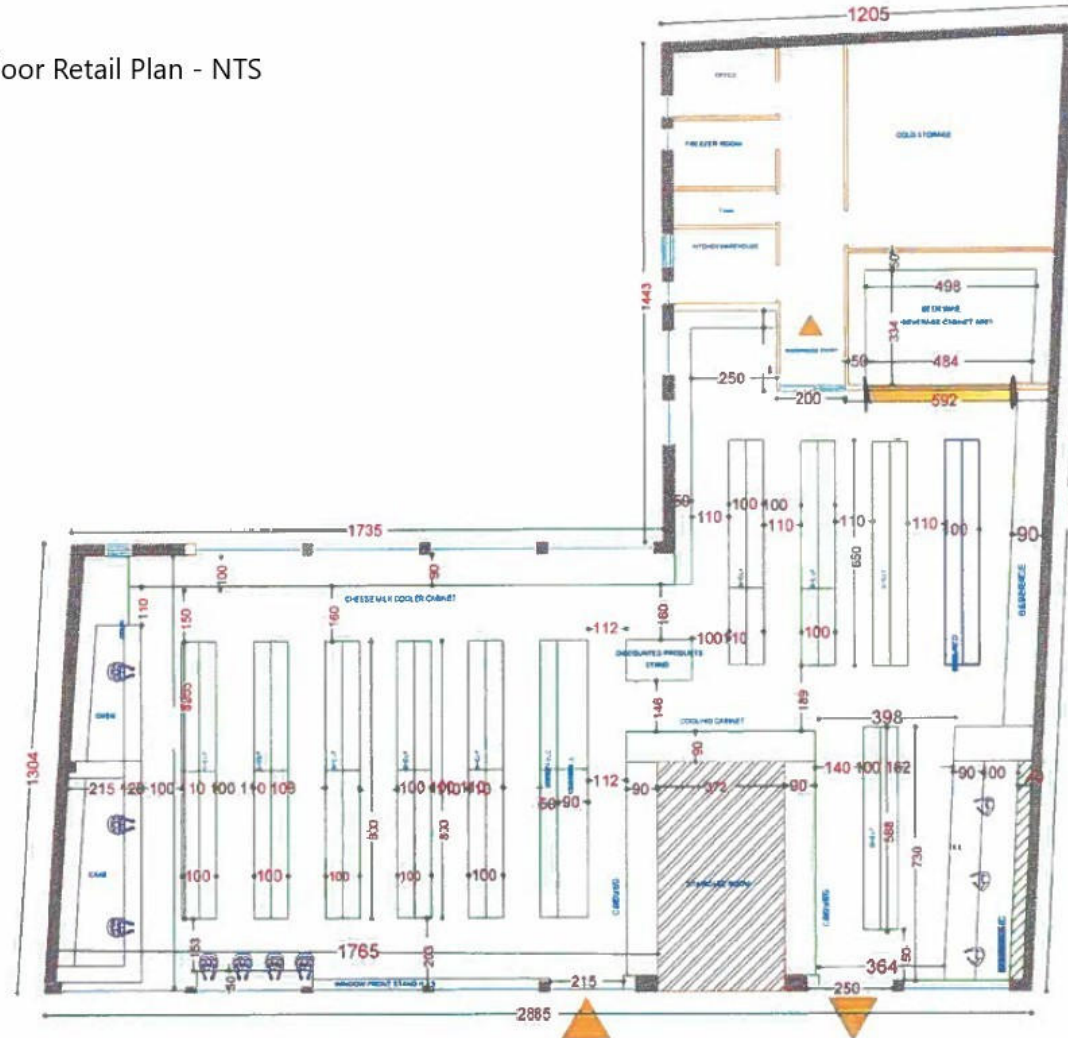
12,937

£136,000.00



Proposed Third Floor Plan
For Identification Purposes Only

Ground Floor Retail Plan - NTS



Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors - 0208 748 6644.

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