

**67 Grove Avenue
Twickenham
TW1 4HX**



SELF CONTAINED OFFICE BUILDING

FOR SALE

287 SQ FT (26.7 sq. m) approx.

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL
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Fax: 020 8332 7799

Location:

The building is located on Grove Avenue close to its junction with Heath Road, within close proximity of Twickenham.

Twickenham is an affluent mixed-use town and is a strong suburban commercial centre located in the south west of London close to the M3, M25 and Heathrow airport. The town lies on the main A316 which provides direct access onto the M3. Both Twickenham and Strawberry Hill train stations are close by.

The property is less than one mile from the town centre in an established commercial location.

Description:

The building is semi-detached and benefits from excellent light. Adjoining properties have residential use. The available accommodation is over ground and first floors to provide the following approximate net internal floor area:

FLOOR	SQ FT	SQ M
Ground	144	13.4
First	143	13.3
Total	287	26.7



The building benefits from the following: -

- Gas central heating.
- Spotlights.
- Floor coverings.
- Double glazing.
- Kitchenette.
- WC.
- Power points and phone lines.

Terms:

The property is available freehold.

Energy Performance Certificate:

Upon application.

Rates:

The building has a rateable value of £4,150. This is increasing to £4,300 coming into effect on 1st April 2023. Small business rate relief should still be available.

Applicants are advised to make their own enquiries with the Valuation Office Agency.

Price:

£375,000.

Legal Costs:

Each party to be responsible for their own legal costs.

Viewing:

Strictly by appointment with sole agents Michael Rogers LLP:

Niall Christian

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Subject to Contract February 2023

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