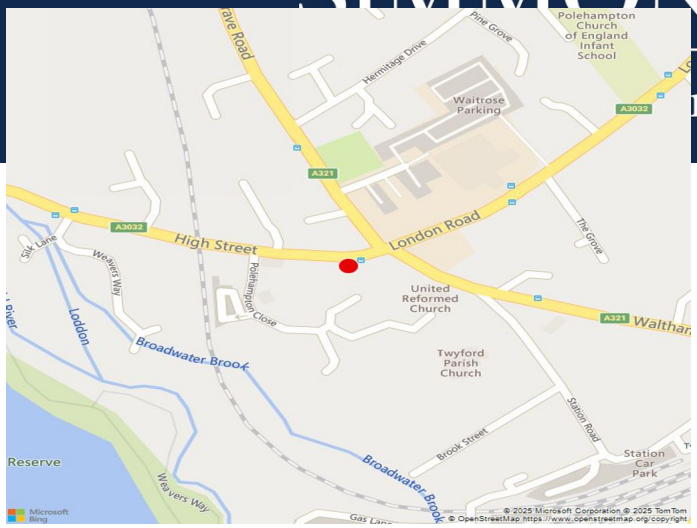
For Sale - Investment/Retail/Residential

9a, High Street, Twyford, Berkshire RG10 9AB

978 sq ft (90.86 sq m)

£350,000 for the freehold

Location



Located in the centre of Twyford village and within a 5 minute walk of Twyford mainline train station. Reading town centre is just 6 miles west, Henley-on-Thames is 6 miles north and Maidenhead 7 miles east.

Description

Investment opportunity. Ground floor lock up shop with an attractive ground floor flat.

The flat consists of a kitchen/dining room, living area, one bedroom and a fully tiled shower room. The shop is let to Twyford Turkish Barbers at a current rent of £12,000 p.a. Lease expires May 2031. Next rent review due in May 2026. The flat is currently rented on an AST at £1,000 p month. Total income therefore is £24,000 p.a.
There is 1 parking space for the flat and 1 for the shop.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor Shop	460	42.73
Ground Floor Flat	518	48.12
Total Area	**978**	**90.86**

EPC

The EPC rating for the retail unit is D and the flat is C.

VAT

VAT is not payable on this property.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

Available freehold subject to the existing shop lease. Freehold available £350,000

Business Rates

Rateable Value : £13,000
Council Tax band is C.
Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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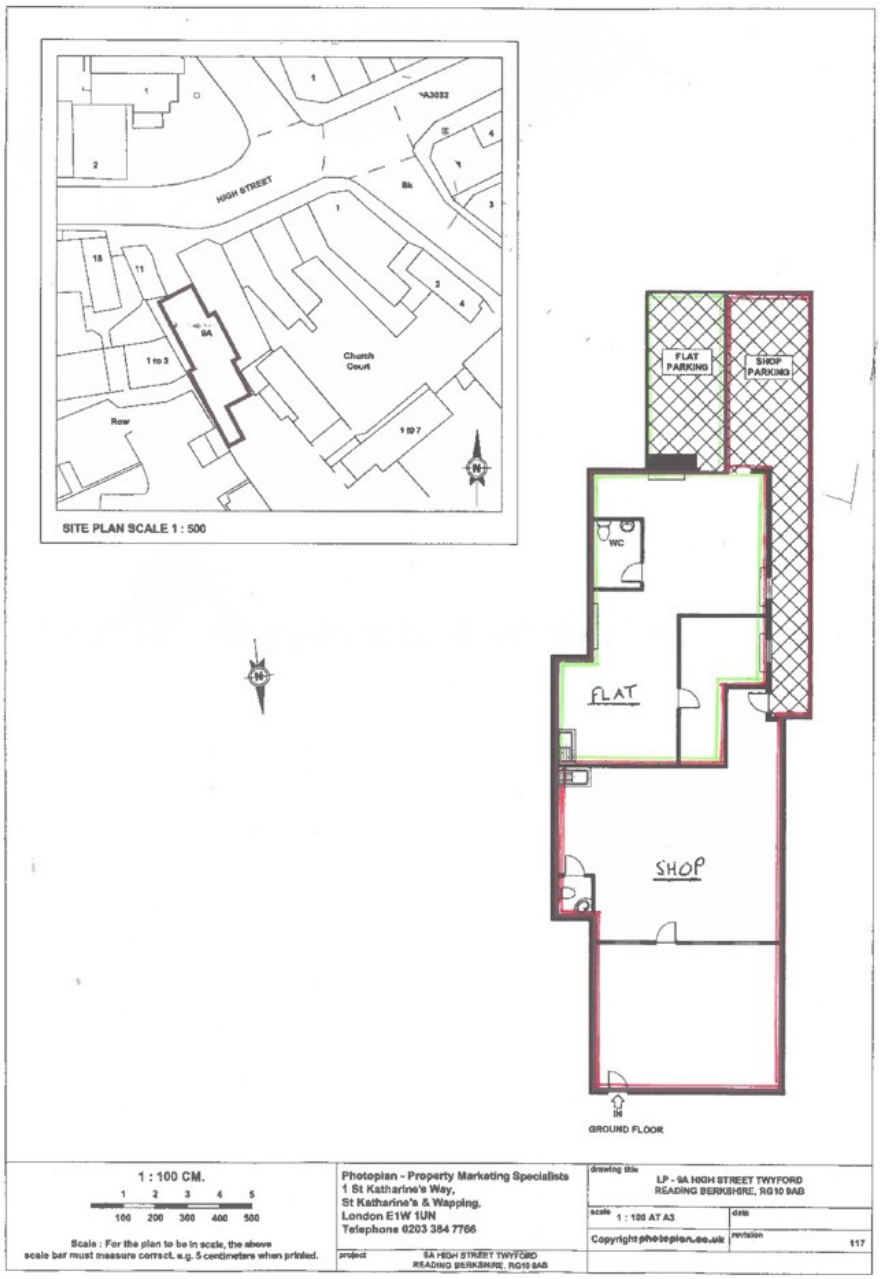

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