



# Michael Grievesson & Company

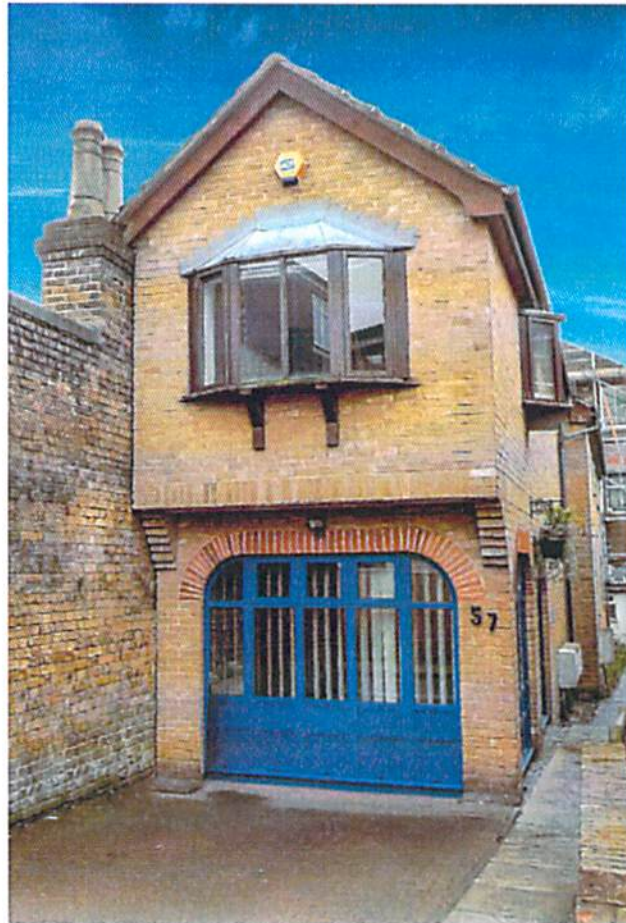
Chartered Surveyors

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102-104, Church Road  
Teddington,  
Middlesex TW11 8PY

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**57, HOLLY ROAD, TWICKENHAM, MIDDLESEX TW1 4HW**

**MODERN OFFICES TO LET/FOR SALE**

**WITH PLANNING CONSENT FOR RESIDENTIAL CONVERSION**

## LOCATION

The property is located on the south side of Holly Road in Twickenham town centre, close to all amenities. The railway station, with its fast links to London Waterloo, is a short walk away and Holly Road public car park is diagonally opposite the premises.



**ACCOMMODATION** The accommodation comprises a modern two storey building currently arranged as a combination of private offices and open plan areas.

**FLOOR AREAS** The approximate net internal floor areas are;

Ground Floor	535 sq ft ( 49.7 sq.m.)
First Floor	581 sq ft (54.0 sq. m.)

<b>TOTAL</b>	<b>1,116 sq ft ( 103.7 sq m)</b>
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<b>Gross Internal Area</b>	<b>1,365 sq ft (126.8 sq.m)</b>
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<b>AMENITIES</b>	* Central Heating	* 1 car space
	* Kitchen	* WC facilities
	* Perimeter trunking	* Good natural light

**RATES** We understand that the premises once occupied are assessed for business rates by LB Richmond as follows:

Rateable Value	£ 15,500
Rate poundage 2015/16	0.48 pence
Rates payable 2015/16	£ 7,440-00

**TOWN PLANNING** Our clients have obtained a planning consent for the conversion of the premises into 1 x 2 bedroom house and 1 x 1 bedroom house.

**E.P.C.** An E.P.C. for the building is available for inspection.

**TERMS** Upon application.

**LEGAL COSTS** Each party is to be responsible for its own legal costs.

**POSSESSION** From April 2015

**VIEWING** By appointment with Sole Agents:-

**MICHAEL GRIEVESON & COMPANY**

0208- 287-7547

1. These particulars do not constitute, nor constitute any part of, an offer or contract.

2. All statements contained in these particulars as to this property are made without responsibility on the part of Michael Grieveson or the vendors or lessors

3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.

4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars .

5. The vendors do not make or give and neither Michael Grieveson nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

6. All terms are exclusive of V.A.T.