



HASLAM'S
CHARTERED SURVEYORS

INVESTMENT

FOR SALE

9 HIGH STREET

Twyford Reading
Berkshire RG10 9AB



TYPE

INVESTMENT

TENURE

VIRTUAL FREEHOLD

SIZE

**2,170 SQ FT
(201.59 SQ M)
inc. 2no. 2-bed flats**

KEY POINTS

- > For Sale
- > Fully let
- > Prominent position
- > 4 car parking spaces
- > Twyford Crossrail station

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Location

9 High Street is prominently located within the heart of the popular and sought after Berkshire village of Twyford which lies midway between Maidenhead and Reading and is served by the mainline Crossrail railway station. The property itself is situated on the southern side of the High Street a short distance to the west of its busy crossroads junction with Church Street, Wargrave Road and London Road. Twyford offers a good selection of independent retail and restaurant facilities, as well as an established Waitrose Supermarket.

Description

9 High Street comprises a ground floor shop occupied by Zappas Hairdressing Salon and two upper floors each providing 2-bed self-contained residential flats.

Externally, the overall property benefits from 4 car parking spaces to the rear which is accessed off Church Street.

Accommodation

Approximate floor areas measured on a NIA basis:

Floor	sq m	sq ft
Retail Area Overall	82.88	892
1 st Floor Flat	59.95	645
2 nd Floor Flat	58.83	633
Total	201.59	2,170
ITZA (retail space)	48.8	525

Business Rates

GF Shop Rateable Value: £11,750
Council Tax: C - £1,483



Energy Performance Asset Rating

GF Shop – D:87

Terms

The virtual freehold comprising a 999-year lease from 14/12/2005 is offered for sale for £650,000 with the benefit of a new 5-year lease on the GF shop and rental income as detailed below.

Lease Terms

Two flats let on AST's producing a combined rent of £21,900 pa. Upon completion, Zappas Hairdressing Salon shall enter a new 5-year internal repairing and insuring lease at a rental of £18,500 pax on the ground floor shop.

Total rental income £40,400 pa.

VAT

The property is NOT elected for VAT.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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9 High Street, Twyford, Reading, RG10 9AB



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Plotted Scale - 1:1250