Bremic Guest House, Russell Road, Twickenham, Middlesex TW2 7QT

Detached Freehold 13 Bedroom Guest House and Three Self-Contained Studio Flats

Part Vacant Possession

BY ORDER OF THE JOINT ADMINISTRATORS

Location
Situated off Whitton Road via Chudleigh Road, to the south of the (A316) Chertsey Road. The property is in a prominent position within a predominantly residential area, close to Twickenham Rugby Ground. Public transport includes Twickenham Rail Station. The numerous shopping and leisure amenities found in Central Twickenham are close by.

Description/Accommodation
A two floor detached building with side and rear single floor additions. The property is arranged as a 13 bedroom guest house, over the ground and first floors – 10 of which have en-suite shower rooms/WC – whilst the others share bathroom facilities. There is a 24 cover Breakfast room, an Office, Staff room and Laundry room to the ground floor. In addition, there are three self contained studio flats also on the ground floor as follows:

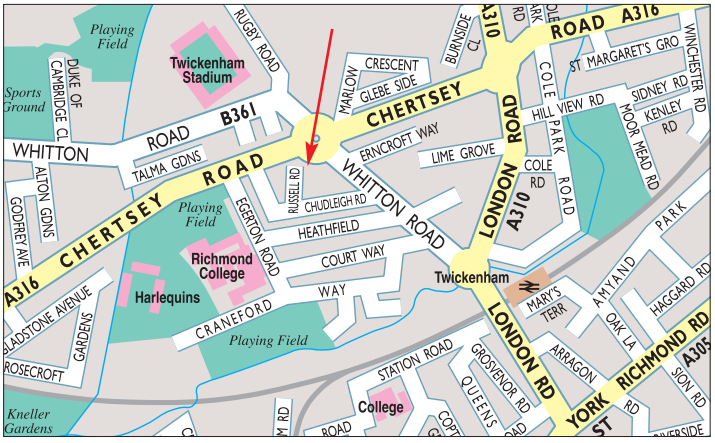
Flat	Accommodation	Tenancy	Rent per month
A	Studio room, Kitchenette, Shower room/WC	Assured Shorthold Tenancy	£695 (inc utility bills)
B	Kitchen/reception room, Bedroom, Shower room/WC	Assured Shorthold Tenancy	£795 (inc utility bills and council tax)
E	Kitchen/reception room, Bedroom, Shower room/WC	Assured Shorthold Tenancy	£695 (inc utility bills)

Total Rent Reserved £26,220 per annum

Viewing Telephone Auctioneers 020 7703 4401

Planning
It is considered that the property may be suitable for development subject to the necessary consents. Interested parties should rely on their own enquires to the London Borough of Richmond planning department, Telephone: 08456 122 660.

Joint Auctioneers

Edward Symmons

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