PALACE AUCTIONS

LONDON



LOT 44

120 St Margarets Road

ST MARGARETS · TWICKENHAM TW1

A fully let four-storey freehold investment directly opposite St Margarets Station, producing £98,000 a year

UNDER OFFER AT

£1,200,000

Subject to exchange of contracts under auction terms and conditions

STILL AVAILABLE TO BUYERS READY TO EXCHANGE

SALE ROUTE

Under auction terms

First buyer to exchange secures the property

CONTACT

Palace Auctions London

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THE PROPERTY

Fully let freehold opposite the station

A handsome four-storey freehold in a period red-brick parade, fully let to two commercial tenants and producing £98,000 a year.

Under offer £1,200,000

Still available until contracts exchange. Lot 44 is under provisional offer at £1,200,000, subject to exchange of contracts under auction terms and conditions. Until exchange, any investor who is ready, willing and able to exchange at £1,200,000 can still secure it.

Freehold	Fully let	£98,000	c.8.2%	Opposite
FOUR STOREYS	TWO TENANTS	RENT PER ANNUM	GROSS YIELD AT £1.2M	ST MARGARETS STATION

Description

A four-storey freehold building directly opposite St Margarets Station, in one of South West London's most desirable neighbourhoods. The ground-floor salon is let to David Masters, an established hair salon on the parade.

All other parts of the building are let on a commercial agreement from 1 September 2026, for use as a gym, yoga and massage club, for a term of five years. Together the two tenancies produce £98,000 a year, a gross yield of approximately 8.2% at £1,200,000.

Why it appeals

- Fully let from day one, with no void periods to manage
- A new five-year agreement gives a secure income
- Two tenants spread the risk
- Freehold, in a prime position opposite the station

Investment summary. A fully let mixed-use freehold in prime St Margarets, producing £98,000 a year from two commercial tenants. That is a gross yield of c.8.2% at £1,200,000.

TENANCIES & LOCATION

Tenancy schedule

TENANT	ACCOMMODATION	USE	TERM
David Masters	Ground-floor shop	Hair salon	See legal pack
Gym, yoga & massage club	All other parts	Gym, yoga and massage club	Five years from 1 September 2026
Total rent	£98,000 per annum		

Rents and terms are provided by the seller. Leases are in the legal pack, and buyers must check them before offering.



St Margarets

St Margarets is known for its strong community and affluent population, with independent shops, cafés and restaurants along its high street. Twickenham Film Studios, well-regarded schools, Moormead Park and Marble Hill Park are all close by, supporting steady demand from commercial occupiers.

Planning

The property is in a conservation area, so external alterations may need consent. Buyers should check the planning position for the building's current uses with the London Borough of Richmond upon Thames.

TRANSPORT

Opposite the station

St Margarets

Opposite. South Western Railway to London Waterloo in around 30 minutes.

Richmond

One stop. National Rail, London Overground and District line.

Twickenham

Within a mile. South Western Railway.

Buses

Several routes serve the area.

Buyers should check journey times for themselves.

INSIDE

Well-presented throughout



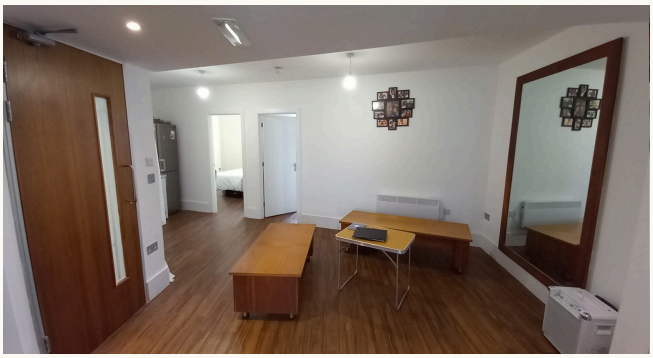
The ground-floor salon, let to David Masters



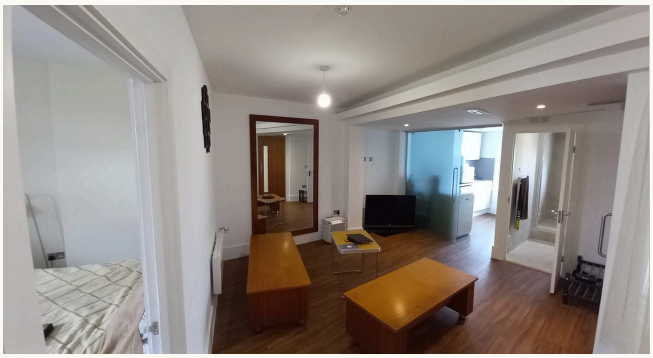
Ground-floor commercial space



Ground-floor commercial space



Upper-floor accommodation



Upper-floor accommodation

SALE DETAILS

Buying this lot

AT A GLANCE

Lot 44

ADDRESS	120 St Margarets Road, Twickenham TW1
PROPERTY	Four-storey mixed-use freehold, fully let
PRICE	£1,200,000
STATUS	Under provisional offer, subject to exchange. Still available to buyers ready to exchange at £1,200,000.
RENT	£98,000 per annum
GROSS YIELD	c.8.2% at £1,200,000
AUCTION	Offered at Claridge's on 23 September 2026
CONTRACT	Unconditional. Contracts exchange as soon as a sale is agreed.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL & FEES

Before you offer

TENURE	Freehold
TENANCIES	David Masters (ground-floor salon). Gym, yoga and massage club (all other parts), five years from 1 September 2026.
CONSERVATION AREA	Yes
PLANNING	Buyers to confirm with the London Borough of Richmond upon Thames
BUYER'S PREMIUM	1% of the purchase price, payable on exchange
CONTRACT DOCUMENTS	£850 plus VAT, payable on exchange
LEGAL PACK	Title, leases and searches. Available to download.
VIEWINGS	Strictly by appointment with the auctioneer

How to secure it

1. **Read the legal pack**, the Special Conditions and any addendum, and take advice from a solicitor.
2. **Complete ID and anti-money-laundering checks** with Palace Auctions. You must be approved before you can buy.
3. **Contact the auctioneer** with your funds arranged for the 10% deposit and fees on exchange.
4. **Exchange.** The first buyer to exchange at £1,200,000 secures the property, and the sale is legally binding.
5. **Complete** on the date set out in the contract.

IMPORTANT NOTICES

Please read before offering

Under offer. The property is under provisional offer at £1,200,000, subject to exchange of contracts under auction terms and conditions. Until contracts exchange, the seller may exchange with any buyer who is ready, willing and able to do so at £1,200,000. The seller is not obliged to accept any offer.

Income and tenancies. The rent of £98,000 a year and the tenancy details are provided by the seller. Buyers must check the leases, rents, rent deposits and any arrears in the legal pack.

Planning. The property is in a conservation area. Buyers must satisfy themselves that the building's current uses have any planning consent they need, and should make their own enquiries of the London Borough of Richmond upon Thames.

Photographs. Some photographs may have been taken before the current tenancies began and may not show the property as it is now.

Fees and additional costs. Besides the purchase price, the buyer must pay a buyer's premium of 1% of the purchase price and the contract documents charge on exchange. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches, arrears or apportionments. Buyers should also budget for Stamp Duty Land Tax, VAT if applicable, their own legal fees and any finance costs.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. The descriptions, uses and other details are given in good faith and are believed to be correct. Buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before agreeing to buy.

Anti-money-laundering. Palace Auctions must check the identity of every buyer and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

> **Why buy under auction terms.** Contracts exchange as soon as a sale is agreed, so there is no chain and no gazumping. You know where you stand from day one.

VIEWINGS · LEGAL PACK · OFFERS

Edward Swindells

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