

Kew 10 Station Approach Surrey TW9 3QB

- **Attractive Freehold Restaurant Investment**
- Entirely let to Pizza Express (Restaurants) Ltd until 2025 (no breaks)
- Comprising 198 sq m (2,131 sq ft)
- Well located 100 yards from Kew Gardens Rail Station and 400m from the entrance to The Royal Botanical Gardens
- In an affluent West London suburb
- Rent Review 2020
- Current Rent Reserved

£51,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Kew is an affluent West London suburb, situated on the south bank of The River Thames, about 8 miles west of central London. It is the location for the world famous Royal Botanic Gardens, a World Heritage Site of over 300 acres, bounded by the River Thames and A307 (Kew Road). As well as having rapid access to the M4 (½ mile to the north) and Heathrow (6 miles west), the area also enjoys rail services at Kew Bridge and Kew Gardens Stations.

The property is situated on the north side of Station Approach in a mixed use area, less than 100 yards north of Kew Gardens Rail Station and approximately 400m from the entrance to The Royal Botanical Gardens.

Occupiers close by include Tesco Express, Lloyds Pharmacy, Barclays Bank and the Post Office amongst others.

Description

This attractive property is arranged on ground and one upper floor to provide a ground floor restaurant with rear ancillary together with additional customer seating on part of the first floor. The remainder of the first floor provides WCs, staff ancillary and storage accommodation. In addition, there is a roof terrace at the front of the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	5.3 m	(17' 5")
Net Frontage	4.4 m	(14' 5")
Built Depth	21.75 m	(71' 4")

Ground Floor	103 sq m	(1,109 sq ft)
First Floor	95 sq m	(1,022 sq ft)
Total	198 sq m	(2,131 sq ft)

NB. Floor areas are Gross Internal.

Tenancy

The entire property is at present let to PIZZA EXPRESS (RESTAURANTS) LTD for a term of 25 years from 20th January 2000 at a current rent of £51,500 per annum. The lease provides for upward only rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: In excess of 430 throughout the UK and approximately 70 in 13 other countries.

Website Address: www.pizzaexpress.com

For the year ended 28th June 2015, Pizza Express (Restaurants) Ltd reported a turnover of £382.942m, a pre-tax profit of £76.365m, shareholders' funds of £525.263m and a net worth of £524.115m. (Source: Experian 12.02.2016.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 98 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor A Gilbert Esq, DLA Piper LLP. Tel: 0151 237 4910 e-mail: anthony.gilbert@dlapiper.com
Joint Auctioneer David Brown, Jenkins Law. Tel: 0207 440 1840 e-mail: david@jenkinslaw.co.uk