

#### Tenure

Leasehold. Held for a term of 999 years from completion at a ground rent of a peppercorn.

#### Location

Twickenham is located in the popular and affluent London Borough of Richmond, some 10 miles west of Central London. The area benefits from excellent communications via the A316, which links directly with the M3 Motorway 2 miles to the west. The M4, M25 and M40 motorways are also easily accessible. Heathrow Airport is some 6 miles to the east and Twickenham Rail Station provides regular services to London (Waterloo). Twickenham itself benefits from Twickenham Rugby Stadium, the home of English rugby, which shows major sporting events such as international Rugby Union and Rugby Union club games.

The property is situated on the north side of the busy King Street, near its junctions with London Road, Richmond Road and Church Street. Occupiers close by include Carphone Warehouse (adjacent), Greggs, Barclays Bank, Santander, Boots, Starbucks, Poundland, Superdrug and Holland & Barrett.

#### Description

The property is arranged on ground floor only to provide a shop. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	3.40 m	(11' 2")
Net Frontage	2.90 m	(9' 6")
Shop Depth	7.10 m	(23' 4")
Built Depth	8.30 m	(27' 3")
Ground Floor	15.60 sq m	(168 sq ft)

#### Tenancy

The property is at present let to PHONE 4 ALL LTD for a term of 10 years from 26th May 2017 at a current rent of £17,000 per annum. The lease provides for an RPI linked rent review in the fifth year of the term and contains full repairing and insuring covenants.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### **Energy Performance Certificate**

For EPC Rating please see website.

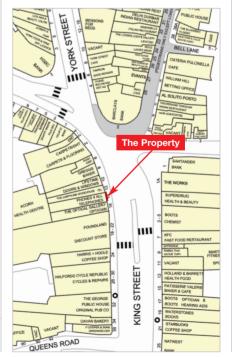
### Twickenham 14 King Street Middlesex TW1 3SN

- Virtual Freehold Shop Investment
- Prominent town centre position close to Boots and Barclays Bank
- Prosperous Middlesex town
- Let on a new 10 year lease
- RPI linked Rent Review in year 5
- VAT not applicable
- Current Gross Rent Reserved

## £17,000 pa

# SIX WEEK COMPLETION AVAILABLE





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 M Egles Esq, Bowen Egles LLP. Tel: 01923 779940 e-mail: michaelegles@bowenegles.co.uk