

Twickenham

46 King Street

Middlesex

TW1 3SH

- **Freehold Shop Investment with Vacant Upper Floors**
 - Shop to be leased back to Oxfam for 15 years (1)
 - Upper floors with permitted development to create two flats (2)
 - Further development potential, subject to consent
 - Fixed uplift 2023, Rent Review 2028
 - Current Rent Reserved
- £36,000 pa**

On the Instructions of Oxfam



SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Twickenham, renowned as being the home of English rugby, is located on the River Thames in the affluent London Borough of Richmond, about 10 miles west of Central London. The area benefits from excellent communications, being adjacent to the A318, providing access to the M3 and M25 motorways, as well as having regular rail services to London Waterloo.

The property is situated on the north side of King Street, by its junction with Queen Street and opposite the junction with Cross Deep (A310).

Occupiers close by include Marks & Spencer Foodstore, WH Smith, NatWest, Iceland, TSB, Holland & Barrett, Waterstones, Santander, Superdrug and Greggs.

Description

The property is arranged on ground and two upper floors to provide a shop unit having sales areas to front, storage and staff accommodation to the rear, together with a rear yard having space for 1 car, accessed off Holly Road. The upper parts, which are accessed from the front, were formerly used as offices.

Planning (2)

The upper floors have the benefit of permitted development rights planning permission (Ref: 16/2975/GPD15) dated 14th September 2016 for conversion into two apartments (1 x two bedroom flat on the first floor and 1 x one bedroom flat on the second floor). Permitted development is to be completed by 14th September 2019. Further details are available in the documents pack which is available for download and on the local authority's website. Further planning enquiries should be directed to London Borough of Richmond upon Thames (www.richmond.gov.uk).

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

EPC Rating 110 Band E (Copy available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Oxfam	Gross Frontage	6.59 m	(21' 7")	15 years from completion Rent review every 5th year Fixed uplift in 2023, Rent Review 2028 Tenant break option 2028 (1) FR & I (subject to conditions)	£36,000 p.a	Fixed uplift 2023 to £40,000 p.a. Rent Review 2028
		Net Frontage	3.62 m	(11' 10")			
		Shop Depth	18.39 m	(60' 4")			
		Built Depth	38.59 m	(126' 7")			
		Ground Floor	172.40 sq m	(1,856 sq ft)			
		1 car parking space					
First and Second Floors	Vacant (2)	First Floor	66.90 sq m	(720 sq ft)	-	-	-
		Second Floor	49.70 sq m	(535 sq ft)			

Total £36,000 p.a.

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