



### Tenure

Freehold.

### 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 located on the north side of York Street, at its junction with Garfield Road. Twickenham Rail Station (Zone 5) is some 500 metres to the north.

Occupiers close by include Zizzi, HSBC, Barclays, Greggs, Caffè Nero, Belfred and Specsavers, amongst many others.

### Description

This substantial corner property is arranged on basement, ground and two upper floors to provide two ground floor shop units, both benefitting from ancillary staff and accommodation at basement level. Please note the basement of No.23 runs under No.21. The upper floors comprise five flats that have been sold off on long leases.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

Range from EPC Rating 62-81 Bands B-C (Copies available on website).

No.	Present Lessee	Accommodation (4)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
21	Pizza Express (Restaurants) Ltd (1)	Gross Frontage 6.05 m (19' 10") Net Frontage 5.50 m (18' 0") Built Depth 16.55 m (54' 4") Basement 40.13 sq m (432 sq ft) Ground Floor 130.71 sq m (1,407 sq ft)	15 years from 30.05.2014 Rent review every 5th year FR & I Tenant's option to determine 2025	£33,000 p.a.	Rent Review May 2019
23	Woven & Woods Ltd (2)	Gross Frontage 6.05 m (19' 10") Net Frontage 5.50 m (18' 0") Built Depth 17.15 m (56' 3") Basement 140.09 sq m (1,508 sq ft) Ground Floor 75.71 sq m (815 sq ft)	10 years from 17.08.2015 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review August 2020
First and Second Floors	Various (3)	5 x Residential Flats	Each 125 years from October 2016	£250 p.a. per flat (Doubling every 25 years)	Reversions 2141

(1) For the year ended 1st January 2017, Pizza Express (Restaurants) Ltd reported a turnover of £601.005m, a pre-tax profit of £120.891m, shareholders' funds of £642.533m and a net worth of £640.497m. (Source: Experian 12.02.2018.)

(2) Woven & Woods Ltd are a flooring boutique. Website Address: [www.wovenandwoods.com](http://www.wovenandwoods.com)

(3) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the residential tenants.

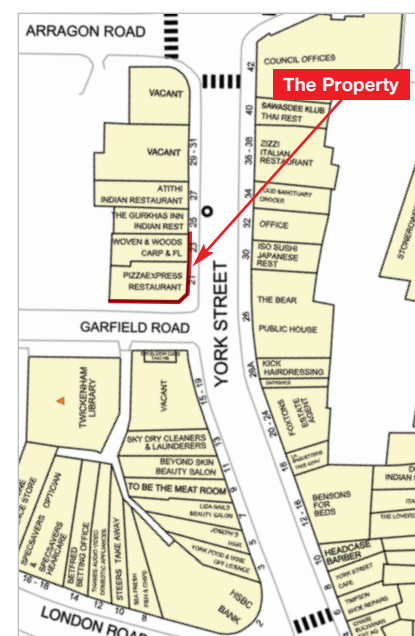
(4) Areas provided by the Joint Auctioneer.

**Total £64,250 p.a.**

## Twickenham

### 21/23 York Street and Flats 1-5, 31 Garfield Road Middlesex TW1 3JZ

- **Freehold Shop and Residential Ground Rent Investment**
- Comprising two shops, one let to Pizza Express (Restaurants) Ltd
- Prominent corner position in an established restaurant location
- Approximately 500 metres from Twickenham Rail Station
- No VAT applicable
- Rent Reviews from May 2019
- Total Current Rents Reserved  
**£64,250 pa**



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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