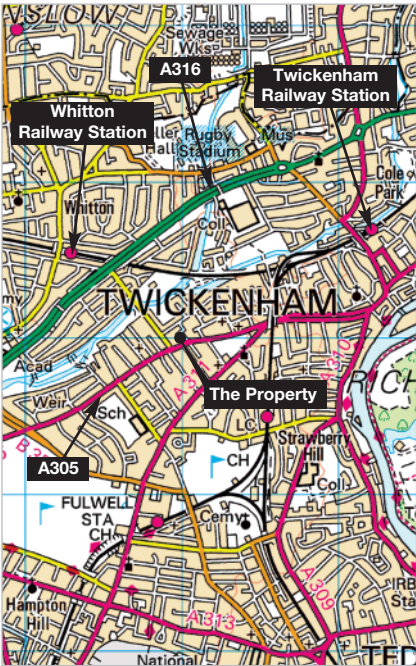


**Twickenham**  
**22/22A Staines Road**  
**Middlesex**  
**TW2 5AH**

- **Freehold Shop and Residential Ground Rent Investment**
  - Located in popular and affluent London Borough
  - Shop lease expires 2018
  - Prominent position on A305 (Staines Road)
  - VAT not applicable
  - Total Current Rents Reserved
- £9,500 pa**

**On the Instructions of Executors**

**SIX WEEK COMPLETION AVAILABLE**



**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 situated to the west of central Twickenham, on the north side of the busy Staines Road (A305) between the junctions of Camac Road and Briar Road, close to Twickenham Green. Occupiers close by include Ladbrokes and a Fullers public house.

**Description**  
The property is arranged on ground and one upper floor to provide a ground floor shop with self-contained flat above which has been sold off on a long lease.

**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**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
22	W Schofield (t/a TG-Hair)	Gross Frontage	5.00 m	(16' 5")	15 years from 25.03.2003 Rent review every 5th year FR & I	£9,500 p.a.	Reversion 2018
		Net Frontage	4.85 m	(15' 11")			
		Shop Depth	10.70 m	(35' 2")			
		Built Depth	13.85 m	(45' 5")			
		Ground Floor	59.00 sq m	(635 sq ft)			
22A	Individual	First Floor Flat - Not inspected by Allsop			189 years from 2007	Peppercorn	Reversion 2196
						Total £9,500 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  
**Seller's Solicitor** Ms H Korman, Flint Bishop Solicitors. Tel: 01332 26171 e-mail: [heidi.korman@flintbishop.co.uk](mailto:heidi.korman@flintbishop.co.uk)