



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 west and Twickenham Mainline Station provides regular rail services to London (Waterloo). Twickenham Rugby Stadium, the home of English Rugby, is located within walking distance and will be the venue for the 2015 Rugby World Cup semi-finals and final. The property is situated in a prominent corner position on the northern side of York Street at its junction with Cornwall Road.

Occupiers close by include The Taste of Mogul Indian Restaurant, Pizza 2 Night Take Away, Pho Saigon Vietnamese Restaurant, Zizzi and Pizza Express amongst others.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor restaurant with basement storage and two self-contained flats above. The flats 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

Energy Performance Certificate
EPC Rating 76 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement & Ground Floor	R Fillipo & D Brillante (t/a Caffé Del Mare)	Gross Frontage (inc splay) 6.70 m Net Frontage 6.45 m Shop Depth 11.65 m Built Depth 13.90 m Basement 44.6 sq m	(21' 11") (21' 2") (38' 3") (45' 7") (480 sq ft)	25 years from 01.07.1997 Rent review every 5th year FR & I	£25,500 p.a. Rent Review 2017
First Floor Flat	Individual (1)	First Floor Flat	99 years from 25.03.1985	£50 p.a. (rising by £50 pa every 33 years)	Reversion 2084
Second Floor Flat	Individual (1)	Second Floor Flat	100 years from 12.05.2014	Peppercorn	Reversion 2114

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

Total £25,550 p.a.

Twickenham

55 York Street Middlesex TW1 3LP

- **Attractive Freehold Restaurant and Residential Ground Rent Investment**
- Shop lease expiring 2022 (No breaks)
- Prominent corner position within affluent town centre
- VAT not applicable
- Rent Review 2017
- Total Current Rents Reserved
£25,550 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
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