



Freehold.

### Location

Twickenham is the home of English rugby and is located within 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 Mainline Station provides regular rail services to London (Waterloo).

The property is situated in an established restaurant location on the north side of York Street, between its junctions with Garfield Road and Arragon Road. Occupiers close by include Zizzi (opposite), Pizza Express and The Bear bar/restaurant, amongst others.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor restaurant and kitchen with ancillary accommodation on a mezzanine level and at basement level (NB. The restaurant opens at 6.00pm). The remainder of the upper floors comprises two self-contained flats which have been sold off on long leases. One of these leases has recently been extended, the other has a reversion in 68 years.

## VAT

VAT is 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.



Floors	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground, Mezzanine and Basement	Atithi Indian Cuisine Ltd (www.atithi-indiancuisine.com)	<div> <div>Gross Frontage</div> <div>6.05 m</div> <div>(19' 10")</div> </div> <div> <div>Net Frontage</div> <div>4.70 m</div> <div>(15' 5")</div> </div> <div> <div>Shop Depth</div> <div>15.05 m</div> <div>(49' 5")</div> </div> <div> <div>Built Depth</div> <div>20.65 m</div> <div>(67' 9")</div> </div> <div> <div>Ground Floor</div> <div>108.3 sq m</div> <div>(1,166 sq ft)</div> </div> <div> <div>Mezzanine</div> <div>20.6 sq m</div> <div>(222 sq ft)</div> </div> <div> <div>Basement</div> <div>30.6 sq m</div> <div>(330 sq ft)</div> </div> <div> <div>Total (GIA)</div> <div>159.5 sq m</div> <div>(1,718 sq ft)</div> </div>	15 years from 01.06.2014 Rent review every 5th year (1) Effectively FR & I	£32,000 p.a.	Rent Review 2019
First	Individuals	Self-Contained Flat	189 years from 1986	Peppercorn (if demanded)	Reversion 2175
Second	Individual	Self-Contained Flat	99 years from 1986	£75 p.a. (doubling every 33 years)	Reversion 2087

(1) The tenant has options to determine the lease at the end of the fifth and tenth years. No notice has been served in respect of the fifth year break and the opportunity to do so has now passed.

**Total £32,075 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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