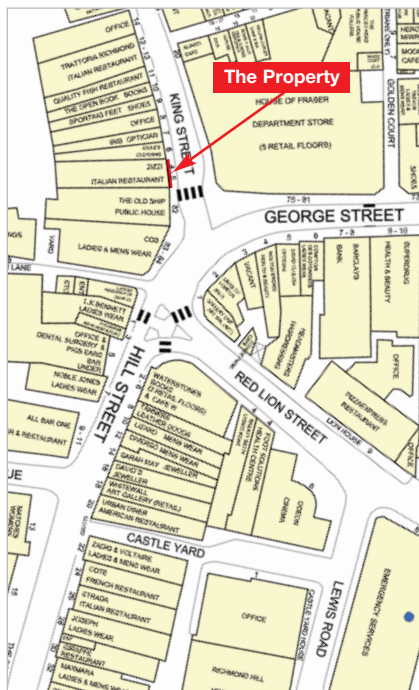


## Richmond 4-5 King Street Surrey TW9 1ND

- **Attractive Town Centre Long Leasehold Restaurant Investment**
- Affluent and popular Surrey town
- Let to ASK Restaurants Limited on a lease expiring in 2022
- Excellent town centre location opposite House of Fraser and close to Marks & Spencer
- No VAT applicable
- Rent Review July 2017
- Current Gross Rent Reserved

**£93,500 pa**



### Tenure

Leasehold. To be held for a term of 150 years from completion at a ground rent of £250 per annum doubling every 25th year. The buyer will have an option to purchase the freehold, please see the Special Conditions of Sale.

### Location

Richmond-upon-Thames is an affluent and popular Thames-side town located adjacent to Richmond Park, some 10 miles south-west of Central London. This historic town benefits from excellent communications, being on the A316, linking directly to the A3/M25, as well as having Underground services (District Line) and Rail services to Waterloo.

The property is situated in a prominent position on the south side of King Street, at the junction with George Street and opposite House of Fraser, in an area popular with other leisure users and a short walk to the river.

Occupiers close by include L K Bennett, Wagamama, All Bar One, Links of London, Molton Brown, David Clulow, River Island, Reiss, Barclays, Superdrug, Marks & Spencer and Waterstones.

### Description

The property is arranged on basement, ground and part first floors to provide a ground floor restaurant with basement storage and customer WCs and staff locker rooms on part of the first floor.

The property provides the following accommodation and dimensions:

**Gross Frontage** 8.23 m (27' 0")

<b>Shop Depth</b>	23.26 m	(76' 3")
<b>Built Depth</b>	30.77 m	(101' 0")
<b>Basement</b>	65.30 sq m	(702 sq ft)
<b>Ground Floor</b>	145.65 sq m	(1,567 sq ft)
<b>Part First Floor</b>	17.60 sq m	(190 sq ft)

### Tenancy

The property is at present let to GONDOLA RESTAURANTS LIMITED (t/a Zizzi) for a term of 25 years from 16th July 1997 at a current rent of £93,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

For the year ended 29th June 2014, Gondola Restaurants Limited reported a turnover of £204.3 million, a pre-tax profit of £30.43 million, shareholders' funds of £156.34 million and a net worth of £156.34 million. (Source: Experian 26.02.2015.)

### 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

EPC Rating 114 Band E (Copy available on website).

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** Piers Meadows, Meadows Ryan. Tel: (01932) 852057 e-mail: [piersmeadows@meadowsryan.com](mailto:piersmeadows@meadowsryan.com)