



## Ham 321 & 321A Richmond Road Kingston upon Thames KT2 5QU

- Freehold Shop and Residential Investment comprising Shop and Vacant Maisonette
  - Shop let until 2025 (1)
  - Well located in busy shopping location
  - No VAT applicable
  - Shop Rent Review 2020
  - Current Rent Reserved
- £17,500 pa  
plus vacant possession  
of maisonette**

On the Instructions of Executors

**SIX WEEK COMPLETION  
AVAILABLE**

**Tenure**  
Freehold.

**Location**  
Kingston upon Thames is a major commercial centre located some 12 miles south-west of Central London. The town is one of the strongest shopping centres in the South East, and benefits from excellent communications, being close to the A3, the M3 and the M25 motorways. There are also frequent rail services to Central London (Waterloo) and Heathrow Airport is some 10 miles away. The property is situated in Ham, approximately 1 mile north of Kingston town centre and 2 miles south of Richmond. More particularly, the property is located on the west side of Richmond Road, north of its junction with Dukes Avenue. The property forms part of an established retail parade and occupiers close by include a Sainsbury's convenience store, Mind and estate agents, whilst opposite are Greggs, Coral and Costa, amongst many others.

**Description**

The property is arranged on ground and two upper floors. The ground floor provides a wine merchant, whilst the upper floors comprise a self-contained maisonette. Access to the maisonette is to the rear via a communal hallway shared with the shop. Parking is also provided to the rear.

**Planning**

There is a rear yard which may have potential for an extension to the property, subject to all necessary consents. All enquiries should be referred to [www.richmond.gov.uk](http://www.richmond.gov.uk)

**VAT**

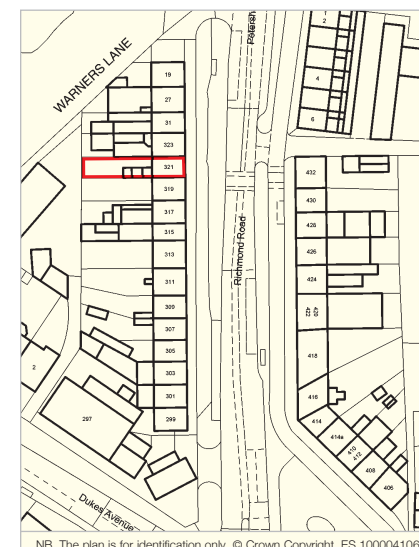
VAT is not applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

Shop EPC Rating 114 Band E  
Maisonette EPC Rating 55 Band E (Copies available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
321 Ground Floor	Andrew Taylor (t/a Taylor's Wine Merchants) (2) on assignment from Featherstone Leigh Limited	Gross Frontage 6.0 m (19' 8") Net Frontage 5.5 m (18' 0") Shop Depth 6.5 m (21' 4") Built Depth 8.5 m (27' 10")	10 years from 01.01.2016 Rent review 01.01.2021 Tenant break option 31.12.2020 (1) Effectively FR & I subject to a service charge cap of £1,000 p.a. increased annually in accordance with RPI	£17,500 p.a. (Rent deposit of £7,292 held)	Rent Review 01.01.2021
321A First and Second Floors	Vacant	Maisonette – 3 Rooms, Kitchen, Bathroom			

(2) [www.taylorsofinewine.co.uk](http://www.taylorsofinewine.co.uk)

**Total £17,500 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** Jackie Boot, Wallace LLP. Tel: 0207 467 8722 e-mail: [jackie.boot@wallace.co.uk](mailto:jackie.boot@wallace.co.uk)  
**Joint Auctioneer** Mark Hoffman, Robert Irving Burns. Tel: 0207 927 0634 e-mail: [mark@rib.co.uk](mailto:mark@rib.co.uk)

**RIB**  
Robert Irving Burns  
Property Consultants

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