

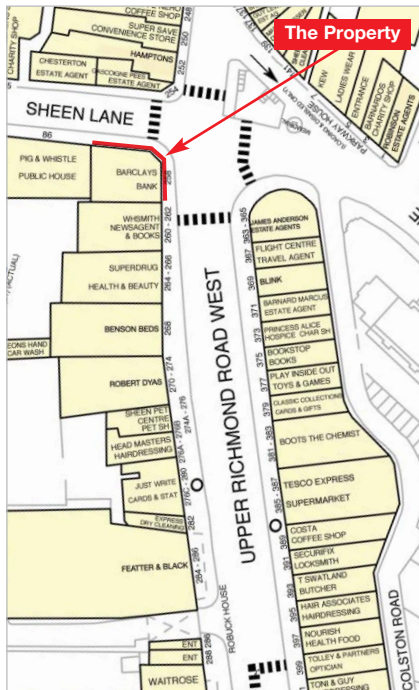
East Sheen

256 Upper Richmond Road West

London SW14 7JF

- **Attractive Freehold Bank Investment**
- Majority let to Barclays Bank plc on a lease expiring in 2027 (1)
- Well located, adjacent to W H Smith and close to many multiple retailers
- Prominent corner position
- No VAT applicable
- Bank Rent Review March 2014
- Total Current Rents Reserved **£62,500 pa**

**COMPLETION 26TH MAY 2011
OR EARLIER BY AGREEMENT**



Tenure
Freehold.

Location
East Sheen is a prosperous and densely populated South-West London suburb, located midway between Putney and Richmond and close to Barnes. The area is served by the A205 (South Circular Road), whilst Mortlake Mainline Station is close by. The property is situated in a Conservation Area, in a prominent corner position fronting Upper Richmond Road West at its junction with Sheen Lane. Occupiers close by include W H Smith (adjacent), Superdrug, Feather & Black, Hamptons, Chestertons, Robert Dyas, Tesco, Costa, Caffè Nero, Boots, HSBC, Waitrose and Santander.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with storage in the basement and first floor office accommodation. The second floor comprises a self-contained flat 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.allso.co.uk

Viewings

To be held by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details including your name, address, company name and telephone number to viewings@allso.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 61 East Sheen**

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement Ground First Floor	Barclays Bank plc (2)	Gross Frontage 12.60 m (41' 4") Shop & Built Depth 14.00 m (45' 11") Basement 29 sq m (312 sq ft) First Floor 71 sq m (764 sq ft)	20 years from 25.04.2007 (1) Rent review on 25th March 2014 and every 5th year of the term thereafter FR & I subject to a schedule of condition	£62,500 p.a.	Rent Review 2014
Second Floor	Capital Properties Southern Ltd	Second Floor Flat	Let for a term of years expiring 28th September 2129	Peppercorn	

(1) The lessees have an option to determine the lease at the 15th year.
(2) For the year ended 31st December 2009 Barclays Bank plc reported a turnover of £31.2bn, pre-tax profits of £4.56bn and a net worth of £47.1bn. (Source: www.riskdisk.com 18.02.2011) Website: www.barclays.co.uk

Total £62,500 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

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