

Richmond 8 The Quadrant Surrey TW9 1BP

- **First Class Freehold Shop and Residential Investment**
- Prominent location in affluent and popular Surrey town
- Comprises shop and split level maisonette
- Shop let to Hamptons Estates Ltd until 2021
- No VAT applicable
- Shop Reversion 2021
- Total Current Rents Reserved

£108,700 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Richmond-upon-Thames is an affluent and popular Thames-side town situated between Putney and Twickenham and 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 prominently situated fronting the west side of The Quadrant in the heart of the town centre.

Occupiers close by include Halifax, Vodafone, O2, Mountain Warehouse, Oliver Bonas, The Hummingbird Bakery, ITSU, Nationwide and Caffè Nero amongst many other High Street multiples.

Description

The property is arranged on basement, ground and three upper floors to provide a shop to the ground floor, which presently trades as an estate agent, and which benefits from ancillary accommodation to the first floor and basement. The remainder of the upper floors comprise a modernised split level maisonette, which is separately accessed from the rear via an entrance and hallway at first floor level.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 92 Richmond**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement, Ground and First	Hamptons Estates Limited	Gross Frontage 6.70 m (21' 22") Net Frontage 5.30 m (17' 5") Shop Depth 19.40 m (63' 8") Built Depth 20.25 m (66' 5") Basement 49.70 sq m (535 sq ft) Ground Floor 94.75 sq m (1,020 sq ft) First Floor 38.90 sq m (419 sq ft)	10 years from 16.05.2012 Rent review every 5th year FR & I	£83,500 p.a.	Rent Review 2017
Part First, Second and Third Floor	Individual	First Floor – Hallway, Store Second Floor – Kitchen, Sitting/Dining Room, Bathroom Third Floor – 2 Double Bedrooms, En-Suite Shower Room	2 year Assured Shorthold Tenancy from 14.12.2012	£25,200 p.a.	Holding over

(1) No. of branches: 85 Website: www.hamptons.co.uk For the year ended 31st December 2014, Hamptons Estates Limited reported a turnover of £81.344m, a pre-tax profit of £12.951m, shareholders' funds of £20.108m and a net worth of £17.273m. (Source: Experian 23.03.2016)

Total £108,700 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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