

Twickenham

The Albany Public House

1 Queens Road
Middlesex
TW1 4EZ

- Freehold Public House and Residential Ground Rent Investment
- Affluent London suburb
- Highly visible location opposite Twickenham Station
- Let until 2040 (no breaks)
- Rent Review 2015
- Total Current Rents Reserved
£85,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Twickenham is located in 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 west and Twickenham Mainline Station provides regular rail services to London (Waterloo). Twickenham Rugby Stadium, the home of English Rugby, is located within walking distance and will be the venue for the 2015 Rugby World Cup semi-finals and final.

The property is prominently situated at the junction of Queens Road and Station Road in a highly visible location opposite Twickenham Railway Station and within a conservation area. Occupiers close by on London Road include the Cabbage Patch pub, Costa, Waitrose and WH Smith among other national traders in the town centre.

Description

The property is arranged on basement, ground and two upper floors to provide a public house/restaurant and kitchen at ground floor level together with customer WCs, staff and ancillary accommodation to the basement. The remainder of the property comprises flats which have been sold off on long leases.

VAT

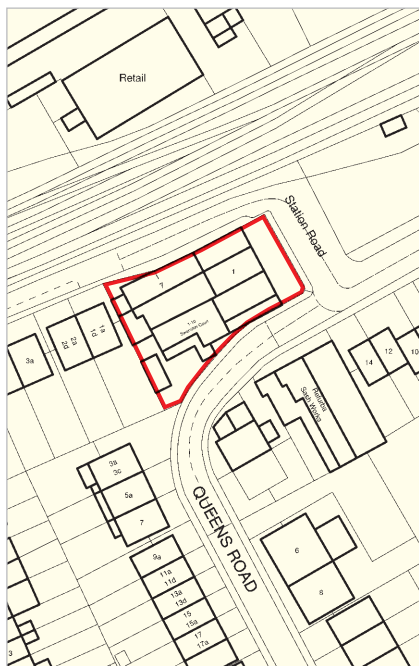
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor & Basement	Scotsand Estates Limited	Ground Floor 222.81 sq m (2,398 sq ft) Basement 188.52 sq m (2,029 sq ft) Total 411.33 sq m (4,427 sq ft)	35 years from 01.03.2005 Rent review every 5th year Effectively FR & I by way of Service Charge	£85,000 p.a. (1)	Rent Review 2015
Part Ground, First & Second	Findwell Developments Limited	10 Flats	199 years from 24.01.2006	Peppercorn	Reversion 2205
	Richmond upon Thames Churches Housing Trust	7 Flats	199 years from 06.10.2004	Peppercorn	Reversion 2203

(1) A rent deposit of £21,250 is held.

Total £85,000 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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