

Kew
3 Royal Parade
Station Approach
Surrey
TW9 3QD

- Freehold Café and Residential Ground Rent Investment
- Affluent residential area
- Shop lease expires 2023
- Rent Review 2018 outstanding
- Total Current Rent Reserved **£54,000 pa**



Tenure
Freehold.

Location
Kew is a suburb of Richmond upon Thames, located south of the River via Kew Bridge and is a prosperous and fashionable area, famous for Kew Gardens. The property is situated in a Conservation Area on Station Approach, close to the junction with Kew Gardens Road. Station Approach provides a mix of retail and restaurant users, serving the needs of the surrounding high value residential area. Kew Gardens Underground Station (District Line) is close by to the south. Nearby occupiers include Pizza Express, Tesco Express, Lloyds Pharmacy, American Dry Cleaning Company and Featherstone Leigh estate agents.

Description
The property is arranged on basement, ground and two upper floors. The ground floor provides a café with WCs, whilst the basement provides ancillary accommodation. To the rear is a patio which is used as customer seating. The upper floors provide a self-contained maisonette accessed from Station Approach which has been sold off on a long lease.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Café	FN Coffee Supreme Ltd (t/a Café Torrelli Kew)	Gross Frontage (including entrance to upper floor)	5.50 m (18' 0")	10 years from 06.02.2013 Rent review every 5th year FR & I	£54,000 p.a.	Rent Review 2018 outstanding
		Net Frontage	3.80 m (12' 6")			
		Shop and Built Depth	24.75 m (81' 3")			
		Rear yard for customer seating				
		Ground Floor GIA	102 sq m (1,095 sq ft)			
		Basement GIA	37 sq m (401 sq ft)			
		Total GIA (1)	139 sq m (1,496 sq ft)			
Maisonette	Individual	First and Second Floor Maisonette		198 years from 29.09.1987	Peppercorn	Reversion 2185
(1) Not inspected by Allsop, gross internal areas provided by Vendor.					Total £54,000 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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