



Tenure

Freehold.

Location

Whitton is a popular residential suburb of the Borough of Richmond-upon-Thames and is located immediately to the north of the A316, 1 mile to the west of Twickenham and 3 miles to the west of Richmond. The A316 provides direct access to the M3 and thus the M25 and national motorway network. Heathrow Airport lies 5 miles to the west. The property is situated on the western side of the High Street at its junction with Tranmere Road.

Occupiers close by include Tesco Metro, Lloyds TSB, Superdrug, Iceland and William Hill. Lidl are currently developing a supermarket immediately adjacent to the property.

Description

The property is arranged on ground and one upper floor to provide two ground floor double shop units and a single shop unit. The first floor comprises 3 x three bedroom flats which are accessed from the rear and have been sold off on long leases, as has the single shop unit.

VAT

VAT is applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
50/52	A W Vincent (t/a This & That)	Gross Frontage 8.96 m Net Frontage 8.72 m Shop & Depth 10.90 m Built Depth 12.25 m	(29' 5") (28' 7") (35' 9") (40' 2") 10 years from 23.11.2007 Rent review every 5th year FR & I	£22,000 p.a.	Rent Review 2012
50A	Individual	First Floor – 3 Bedroom Flat (1)	99 years from 26.01.2009	£150 p.a. (2)	Reversion 2108
54/56	MTB Cycles Ltd (t/a Action Bikes)	Gross Frontage 11.83 m Net Frontage 11.36 m Shop Depth 10.62 m Built Depth 16.76 m	(38' 9") (37' 3") (34' 10") (54' 11") 10 years from 23.01.2008 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review 2013
54A	Individual	First Floor – 3 Bedroom Flat (1)	99 years from 15.01.2009	£150 p.a. (2)	Reversion 2108
58	The Co-Operative Group	Ground Floor Shop (1)	99 years from 12.06.2009	Peppercorn	Reversion 2108
58A & Parking Space	Individual	First Floor – 3 Bedroom Flat (1) and parking space	99 years from 15.01.2009	£150 p.a. (2)	Reversion 2108
Total £52,450 p.a.					

(1) Not inspected by Allsop.
(2) Rent doubles every 33rd year.

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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Whitton

50/52, 54/56 & 58 High Street Middlesex TW2 7LT

- **Prominent Freehold Shop and Ground Rent Investment**
- Shop leases expire 2017 and 2018
- High Street location, adjacent to a new Lidl Supermarket (currently under construction)
- Rent Reviews from 2012
- Total Current Rents Reserved
£52,450 pa

**SIX WEEK COMPLETION
AVAILABLE**

