

Whitton

76/94 High Street

Middlesex

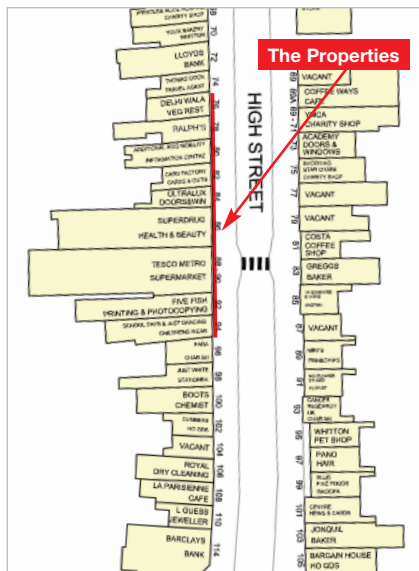
TW2 7LN

- **Unbroken Freehold Shopping Parade and Residential Investment**
- **Comprises 9 shops, 6 flats and 6 maisonettes**
- **To be offered as 9 separate lots**
- **'Mixed use transaction' therefore higher stamp duty rates NOT payable**
- **Residential conversion/development potential**
- **Tenants include Tesco, Superdrug and Sportsworld Ltd**
- **Shop Rent Reviews from 2016**
- **Total Current Rents Reserved**
£305,830 pa
Plus one Vacant Maisonette and one Vacant Flat

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers



SIX WEEK COMPLETION AVAILABLE



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 properties are situated in a central position on the west side of the busy High Street, which is the main retail thoroughfare in Whitton. Occupiers close by include Boots, Lloyds Bank, Sainsbury's Local, Barclays Bank, Greggs, Costa, Cancer Research, Post Office and Lidl amongst many others.

Description

The properties are arranged on ground and two upper floors to provide a total of nine ground floor shops, with six flats and six maisonettes above, accessed from the rear.

No. 86 High Street provides a shop to the ground floor with ancillary accommodation to the first floor and a false front to the second floor.

Planning

The first floor and air space above 86 High Street may be suitable for residential conversion/development, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to the London Borough of Richmond upon Thames.
Website Address: www.richmond.gov.uk

VAT

VAT is not applicable to these lots.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

Lot	No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion		
14	94	Schoolday (Richmond) LLP	Ground Floor (1)	127.1 sq m	(1,368 sq ft)	10 years from 24.06.2012	£16,000 p.a.	Reversion 2022		
	94A	Individuals	First/Second Floor – Maisonette			12 months Assured Shorthold Tenancy from 18.07.2014	£9,600 p.a.	Holding over		
							Total £25,600 p.a.			
15	92	Five Fish Ltd	Ground Floor	164.5 sq m	(1,771 sq ft)	20 years from 12.09.2011. Rent review every 5th year	£16,000 p.a.	Review 2016		
	92A	Individuals	First/Second Floor – Maisonette			12 months Assured Shorthold Tenancy from 18.07.2014	£10,500 p.a.	Holding over		
							Total £26,500 p.a.			
16	88/90	Tesco Stores Ltd (2)	Ground Floor Sales	274.0 sq m	(2,949 sq ft)	10 years from 20.06.2013. Rent review in the 5th year	£45,000 p.a.	Reversion 2023		
			Ground Floor Stock	172.5 sq m	(1,857 sq ft)					
	88A	Individuals	First Floor Flat			12 months Assured Shorthold Tenancy from 26.07.2014	£7,800 p.a.	Holding over		
	88B	Vacant	Second Floor Flat							
	90A	Individual	First Floor Flat – 3 Rooms, Kitchen and Bathroom			12 months Assured Shorthold Tenancy from 20.06.2014	£7,800 p.a.	Holding over		
90B	Estates 141 Limited	Second Floor Flat			12 months Assured Shorthold Tenancy from 11.04.2014	£7,800 p.a.	Holding over			
							Total £68,400 p.a.			
17	86	Superdrug Stores plc (3)	Ground Floor (1)	315.0 sq m	(3,391 sq ft)	5 years from 30.01.2015 FR & I	£40,000 p.a.	Reversion 2020		
			First Floor (1)	283.2 sq m	(3,048 sq ft)					
			Total	598.2 sq m	(6,439 sq ft)					
							Total £40,000 p.a.			
18	84/84A	Mr C Butler (t/a Ultralux)	Ground Floor	112.0 sq m	(1,206 sq ft)	10 years from 25.12.2008. Rent review in the 5th year	£24,950	Reversion 2018		
			First/Second Floor Maisonette							
							Total £24,950 p.a.			
19	82	Sportsworld Ltd (t/a Card Factory)	Ground Floor (1)	80 sq m	(861 sq ft)	From 17.11.2003 to 31.10.2019	£16,000 p.a.	Reversion 2019		
			82A	Individual	First/Second Floor Maisonette			12 months Assured Shorthold Tenancy from 20.01.2015	£9,000 p.a.	Holding over
							Total £25,000 p.a.			
20	80	Mr G T Organ (t/a Additional Aids)	Ground Floor	101 sq m	(1,087 sq ft)	From 08.08.2002 to 30.03.2018	£21,500 p.a.	Reversion 2018		
			80A	Individual	First Floor Flat – 3 Rooms, Kitchen and Bathroom			12 months Assured Shorthold Tenancy from 20.03.2015	£11,440 p.a.	Reversion 2016
			80B	Individuals	Second Floor Flat – 3 Rooms, Kitchen and Bathroom			12 months Assured Shorthold Tenancy from 15.05.2014	£8,040 p.a.	Holding over
							Total £40,980 p.a.			
21	78	RWC Whitton Ltd (t/a Ralph's)	Ground Floor (1)	96.5 sq m	(1,039 sq ft)	10 years from 06.01.2016	£23,000 p.a.	Review 2021		
			78A	Vacant	First/Second Floor Maisonette – 5 Rooms, Kitchen, Bathroom and WC					
							Total £23,000 p.a.			
22	76	Spaceranger Ltd (t/a Delhi Wala)	Ground Floor	117.5 sq m	(1,265 sq ft)	10 years from 14.06.2002. Rent review every 5th year	£21,000 p.a.	Review 2017		
			76A	Individuals	First/Second Floor Maisonette – 5 Rooms, Kitchen, Bathroom and WC			12 months Assured Shorthold Tenancy from 15.08.2014	£10,400 p.a.	Holding over
							Total £31,400 p.a.			
							Grand Total £305,830 p.a.			

(1) Not inspected by Allsop, areas taken from www.voa.gov.uk

(2) Tesco has over 3,500 stores in the UK and employs over 310,000 people (source: www.tescopl.com)

(3) For the year ended 27th December 2014 Superdrug Stores plc reported a turnover of £1.058bn, a pre-tax profit of £38.044m, shareholders' funds of £152.507m and a net worth of £138.513m (Source: Experian 21/02/2016)

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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