



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 itself benefits from Twickenham Rugby Stadium, the home of English Rugby, which shows major sporting events such as International Rugby Union and Rugby Union Club games.

The property is situated on the north side of King Street in a prominent corner position at the junction with Queens Road.

Occupiers close by include Poundland, Halfords, Superdrug, Patisserie Valerie, Marks & Spencer, Lloyds TSB, Cheltenham & Gloucester, W H Smith, NatWest, Iceland, Boots, Starbucks (opposite) and Waterstones.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops with self-contained office accommodation above. The upper parts are accessed via a separate entrance fronting Queens Road.

The Upper Floors (1)

The first and second floors may be suitable for conversion to residential, subject to obtaining all the relevant consents.

The Vendor has provided proposed floor plans for three residential units which are available upon request from the Auctioneers.

Local Planning Authority: London Borough of Richmond upon Thames
Tel: 0845 612 2600.

VAT

VAT is applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
34 Ground Floor	Vacant	Gross Frontage 3.5 m (11' 6") Net Frontage 3.0 m (9' 10") Shop Depth 10.4 m (34' 2") Built Depth 15.6 m (51' 2")		—	
36 Ground Floor	P D Cooper (Greengrocer)	Gross Frontage 4.5 m (14' 9") Net Frontage 3.0 m (9' 10") Gross Return Frontage 21.3 m (69' 10") Shop Depth 11.0 m (36' 1") Built Depth 14.5 m (47' 7")	2 years from 30.09.2008 FR & I by way of service charge	£15,000 p.a.	Holding over
34/36 First & Second Floor (1)	Vacant	First Floor 68.0 sq m (732 sq ft) Second Floor 46.5 sq m (500 sq ft) Total 114.5 sq m (1,232 sq ft)		—	

Total £15,000 p.a.

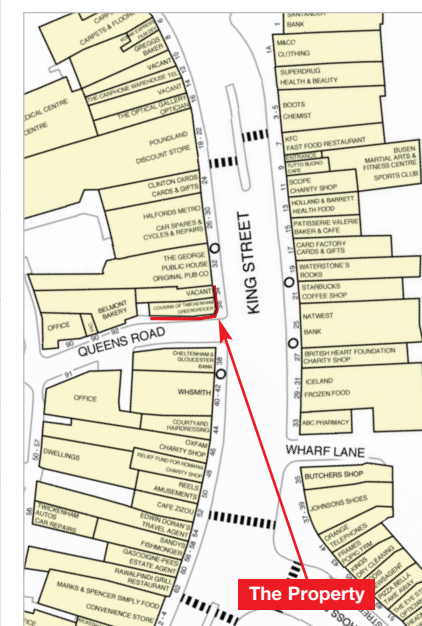
Twickenham

34-36 King Street Middlesex TW1 3SN

- **Well Located Freehold Shop and Vacant Office Investment**
- **Affluent West London suburb**
- **Prominent corner position close to Marks & Spencer, W H Smith, Starbucks and Patisserie Valerie**
- **Upper Floors with Residential conversion potential (1)**
- **Total Current Rents Reserved**

£15,000 pa
Plus Vacant Possession of One Shop and Upper Floors (1)

SIX WEEK COMPLETION AVAILABLE



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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