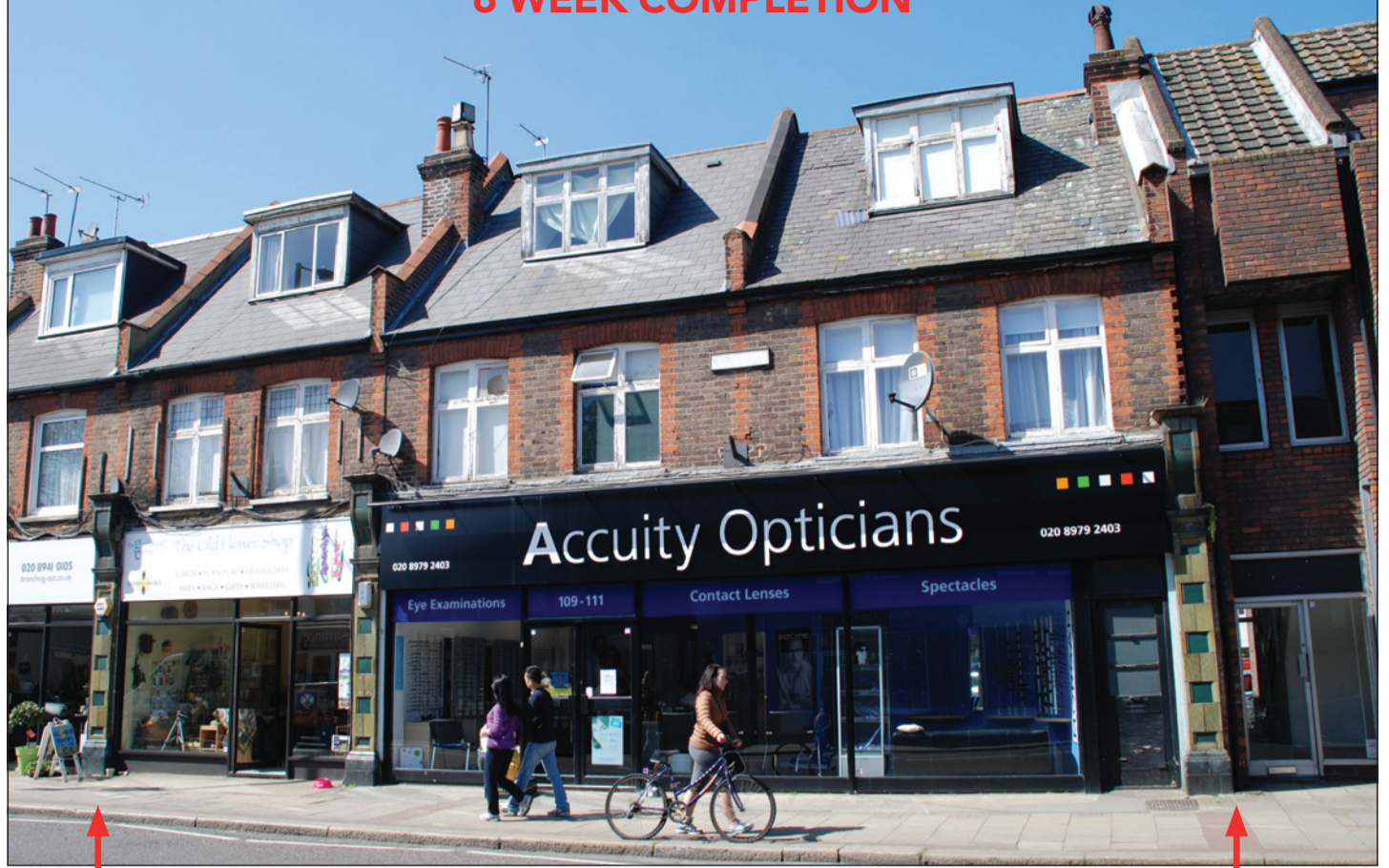


6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position close to the junction with Windmill Road, amongst such multiple occupiers as **Tesco Express, Sainsbury Local, Costa Coffee, Post Office, KFC, Coral, Barclays** and a host of established local retailers and restaurants.

Hampton Hill is an attractive residential suburb located on the A311 midway between Richmond and Kingston-Upon-Thames with such amenities as Bushy Park and Hampton Court Palace close at hand.

PROPERTY

A mid terraced building comprising **3 Ground Floor Shops (1 Double Unit)** with separate rear access to **4 Self-Contained Flats** arranged on Rear Ground, First and Second floor levels.

There is vehicular access from Windlesham Mews to off-street parking for up to 4 cars plus a **Lock-up Garage**.

There is also an internal passageway alongside the Optician running front to back.

VAT is NOT payable in respect of this Lot

FREEHOLD

**£58,500 per annum
Plus 1 Vacant Flat**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

PLANNING

A Planning Application has been submitted to the London Borough of Richmond on Thames (Planning Ref: 13/4399/FUL) for alterations and extensions to the existing layout to create 4 large self-contained flats (3 x 2 bed duplex flats and 1 x 1 bed flat) plus 2 Retail Units.

Copy application and drawings are available from the Auctioneers.



JOINT AUCTIONEERS
Sneller Commercial, Bridge House, 74 Broad Street, Teddington, Middlesex TW11 8QT
Tel: 020 8977 2204 Ref: I. Sneller Esq
VENDOR'S SOLICITORS
Russell Cooke – Tel: 020 8789 9111
Ref: P. Reed Esq – Email: paul.reed@russell-cooke.co.uk



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 107 (Ground Floor Shop)	Gross Frontage 16'6" Internal Width 14'8" Shop Depth 22'8" Built Depth 26'11" WC	Hampton & Hampton Hill Voluntary Care t/a The Greenwood Centre (Charity Shop)	1 year lease extension from 13th March 2014	£6,000	IRI Outside L & T Act 1954
Nos. 109/111 (Ground Floor Double Shop)	Gross Frontage 31'6" Internal Width 29'1" Shop Depth 22'9" Built Depth 43'3" Area Approx 885 sq ft WC	R Ward t/a Accuity Opticians	5 years from 20th February 2012	£18,000	IRI Outside L & T Act 1954 See Note
No 107b (Ground Floor Flat)	2 Rooms, WC GIA Approx 270 sq ft	VACANT			Requires modernisation
No. 107a (First and Second Floor Maisonette)	4 Rooms, Kitchen, Bathroom/WC GIA Approx 830 sq ft	4 Individuals	1 year from 7th July 2013	£15,600	AST Lessees vacating 6th July 2014 Rent Deposit £1,772.31
No. 109a (First and Second Floor Maisonette)	3 Rooms, Kitchen, Bathroom/WC GIA Approx 708 sq ft	Individual	1 year from 1st January 2014	£14,400	AST Rent Deposit £1,093.85
No. 111a (Rear Ground, First and Second Floor Maisonette)	3 Rooms, Kitchen, Bathroom/WC GIA Approx 930 sq ft	2 Individuals	1 year from 6th October 2013	£4,500	AST. Gas CH Low rent as tenant redecorated. Rent Deposit £100
TOTAL				£58,500 plus Vacant Flat	

Note: In respect of Nos 109/111 there are rent arrears of £15,387.88 for the period up to 23 June 2014 which will NOT be charged to the Purchaser. The Vendor reserves the right to collect these arrears from the Tenant.