



SITUATION

Located close to the junction with Crown Road within this well established local parade serving this popular and affluent residential area approx. 1 mile north-east of Twickenham town centre. The property is within 50 yards of St Margarets Mainline Station and amongst such multiples as a **Post Office, Tesco Express, Harris & Hoole** and a variety of boutique retailers.

Twickenham is located approx. 11 miles west of central London with good road access via the A316 which links directly with the M3.

PROPERTY

A mid terrace Victorian building comprising a **Ground Floor Café with Bi-Fold doors and tiled front Patio area** plus **Basement Kitchen & Storage**. In addition, there is separate front access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café and Part Basement (Front)	Ground Floor Café Gross Frontage 22'6" Net Frontage 15'6" widening to 17'0" Shop Depth 39'0" Part Basement Kitchen & Store Area Approx 280 sq ft Male & Female WCs	M Hammouda (Crêperie/Café)	15 years from 1st March 2008	£22,000	FRI Rent Review 2018 Note: The café has A3 use.
Part Basement (Rear)	Not Inspected	2 Individuals	999 years from 16th June 2010	Peppercorn	FRI
First Floor Flat (No. 115A)	2 Rooms, Kitchen, Bathroom/WC	Individual	999 years from 16th June 2010	Peppercorn	FRI by way of service charge
Second Floor Flat (No. 115B)	2 Rooms, Kitchen, Bathroom/WC	Individual	999 years from 1st January 2007	Peppercorn	FRI by way of service charge
TOTAL				£22,000	

£22,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Shakespeares LLP – Tel: 0845 630 8833
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts