



**SITUATION**

Located close to the junctions with Bushy Park Road and Holmesdale Road, in this well established parade amongst a host of local retailers serving the surrounding residential area. Langdon Park is opposite, whilst Kew Gardens, Richmond Park and Hampton Court Palace are all within a few miles of the property. Teddington lies approximately 1½ miles north of Kingston upon Thames, 2 miles south of Twickenham and 13 miles south-west of central London.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Gross Frontage 20'6" Internal Width 14'9" Shop Depth 32'2" Built Depth 38'11" <b>Basement</b> Area Approx. 370sq ft <b>Plus Rear Yard</b>	<b>Brenray Industries Ltd (t/a Moore's Cycles having 3 branches)</b> <b>(See Note 1)</b>	10 years from 1st October 2015 <b>(renewal of a previous lease - in occupation since 2000)</b>	£13,200	FRI <b>Rent Review and Tenant's Break 2020.</b> Tenant uses Rear Yard as a show area for selling Garden Sheds.
Flats 216 a/b/c	3 Flats - Not inspected	<b>Various</b>	Each 125 years from between 21st October 2011 and 4th January 2012	£350	Each FRI <b>Rent rises by £150 (£50 per flat) every 25 years.</b>
<b>TOTAL</b>				<b>£13,550</b>	

**PROPERTY**

An end of terrace property comprising a **Ground Floor Shop and Basement** with separate front and side access to **3 Self-Contained Flats** on part ground, first and second floor levels. In addition the property includes a **Rear Yard**.

**Note 1: The tenant of the shop also trades from the adjoining shop which interconnects with No.216.**

**Note 2: In accordance with section 5A and 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal.**

**£13,550 per annum**

The Surveyors dealing with this property are **ELLIOTT GREENE** and **STEVEN GROSSMAN**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**

Starck Uberoi - Tel: 020 8840 6640  
Ref: Ms Taj Rayat - Email: rayat@starckuberoi.co.uk

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