

Lot 1

124 Heath Road, Twickenham,
Middlesex TW1 4BN

***Guide: £250,000**

Gross Yield 10.5%
In the same ownership for over 40 years
6 week completion



SITUATION

Occupying a prominent position on the corner with Grove Avenue in this popular retail thoroughfare nearby multiples such as **Tesco Express, Medivet, Schmidt, Mazda, Chase Buchanan, Dexters, Machine Mart** and a wide variety of independent traders.

Twickenham is located some 11 miles west of central London with good road links via the A316. Twickenham Rail Station (South Western Railway), which provides regular services to London Waterloo, is located within ½ a mile of the property.

PROPERTY

A substantial corner building comprising a **Ground Floor Shop and Tyre Garage** with separate side access to **2 Self-Contained Flats** on first and second floors. The property includes a **Storage Area** at first floor level above the tyre garage which is not currently used.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Tyre Garage	Ground Floor Shop Gross Frontage 21'4" Internal Width 19'5" Shop Depth 28'11" Built Depth 53'1" WC Tyre Garage Area Approx. 556 sq ft plus 1st Floor Storage Area – not inspected	J. Kamaludden (t/a Grays Tyres of Twickenham)	15 years from 1st February 2024 (Renewal of a previous Lease)	£26,000	FRI Rent Reviews & Tenant's Breaks 2029 & 2034. £6,500 Rent Deposit held.
Flat 124a	Not inspected	Individuals	153 years from 29th September 1985	£100 (rising to £150 in 2051, £200 in 2084 & £250 in 2117)	FRI
Flat 124b	Not inspected	Individual	153 years from 29th September 1985	£100 (rising to £150 in 2051, £200 in 2084 & £250 in 2117)	FRI
				Total: £26,200	

£26,200 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

HCB Solicitors
Tel: 020 8907 4366 Ref: Sepideh Doostgharin
Email: sepidehdoostgharin@hcbgroup.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

