



SITUATION

Occupying a prominent trading position within the High Street amongst such multiple occupiers as **Tesco Express, Sainsbury Local, Costa Coffee, Post Office** and a host of established local retailers and restaurants.

There is a Public Car Park to the rear which backs on to Bushy Park and Hampton Hill Cricket Club.

Hampton Hill is an attractive residential suburb located on the A311 approximately midway between Richmond and Kingston-Upon-Thames.

PROPERTY

An impressive detached building comprising a **Ground Floor Triple Shop** with separate rear access to **2 Self-Contained Flats** above.

There is rear off-street parking for 3 car

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: In accordance with S. 5B of the Landlord and Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Triple Shop	Gross Frontage 49'6" Internal Width 48'0" Shop Depth 37'1" Sales Area Approx 1,550 sq ft WC	GLF Charitable Trading Purposes Ltd t/a Geranium Shops For The Blind (Having 11 branches)	10 years from 7th February 2004	£24,000	FRI Visit: www.glfb.org.uk
First Floor (2 Flats)	Not Inspected	Various	Each 125 years from 1st June 2006	£200	FRI Rent doubles every 25 years
TOTAL				£24,200	

Note 2: Planning Permission was granted by London Borough of Richmond upon Thames on 19th November 2010 for a second floor extension to form 2 x 1 bed self-contained flats. Plans available from Auctioneers on request.

Note 3: Planning Permission was granted by London Borough of Richmond upon Thames on 18th January 2001 (now expired) for change of use of the ground floor from retail to class A3.

£24,200 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Bude Storz - Tel: 020 8800 2800
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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 £275 (including VAT) upon exchange of contracts