



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 local residential area. Kew Gardens, Richmond Park and Hampton Court Palace are all within a few miles of the property. Teddington lies approximately 2 miles south of Twickenham and 13 miles south-west of Central London.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Gross Frontage 19'5" Internal Width 14'9" Shop Depth 32'4" Built Depth 38'1" Basement Area Approx 360 sq ft Rear Yard	Brenray Industries Ltd (t/a Moore's Cycles having 3 branches) (See Note 1)	15 years from 1st October 2000	£12,000	FRI Tenant uses Rear Yard as a showroom for selling Garden Sheds
Flat 216a	Not inspected	Individual	125 years from 4th January 2012	£250	FRI Rent rises by £50 every 25 years
Flat 216b	Not inspected	Individual	125 years from 19th December 2011	£50	FRI Rent rises by £50 every 25 years
Flat 216c	Not inspected - Believed to be 2 Rooms, Kitchen, Shower Room/WC	Individual	125 years from 21st October 2011	£50	FRI Rent rises by £50 every 25 years
TOTAL				£12,350	

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

Note 2: A residential scheme adjacent to the property comprising 7 houses and 1 apartment is currently awaiting a Planning Appeal decision.

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**.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 3: In accordance with S. 5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

£12,350 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
Macrory Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroryward.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 £275 (including VAT) upon exchange of contracts