



SITUATION

Located at the junction with Croft Way, adjacent to a retail parade which includes a **Tesco Express**, and there is a church and an affiliated school directly opposite.

The property lies approximately 1 mile from Ham House and 2 miles from Richmond Park and Kingston.

Ham is a popular and affluent residential suburb being approximately 11 miles south-west of central London.

PROPERTY

Forming part of a modern building comprising a rectangular shaped **Ground Floor Nursery** with large kitchen, office, laundry room and partially-covered outdoor playground.

ACCOMMODATION

Ground Floor Nursery

GIA Approx. 2,900 sq ft

Outdoor Playground

Area Approx. 2,580 sq ft

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 2nd May 2008 at a peppercorn ground rent (See Note 1).

TENANCY

The property is let on a full repairing and insuring lease to **Lambmead Limited as a Childrens Day Nursery** for a term of 15 years from 1st April 2005 at a current rent of **£61,981 per annum** exclusive.

Rent Review 2015 to OMV or RPI.



£61,981 per annum

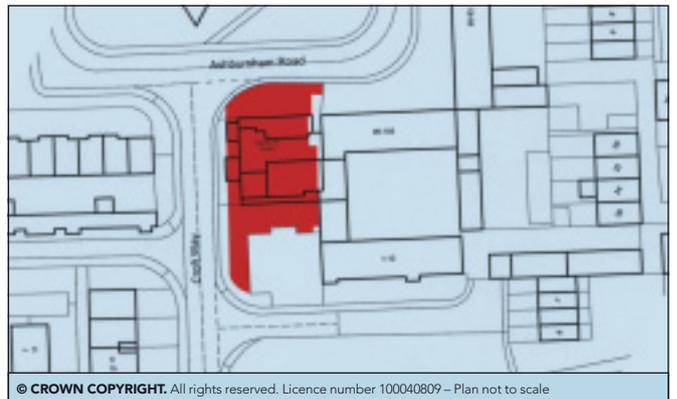
The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

6 WEEK COMPLETION



Note 1: The buyer will have an option to purchase the freehold, subject to the 12 residential leases at Meadowview Court producing a ground rent of approximately £2,000 p.a., and subject to Notices being served under the Landlord & Tenant Act 1987.

Note 2: The lessee also operates another branch of the nursery in the Hampton area.



VENDOR'S SOLICITORS
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