



**SITUATION**

At the junction with Arragon Road within this well established Restaurant location including a **Zizzi** and a **Pizza Express**, opposite the Civic Centre, 100 yards from the prime retailing in King Street and within easy walking distance of the River Thames, Twickenham Rugby Stadium and Twickenham Mainline Station.

Twickenham is located approximately 11 miles west of Central London with good road access via the A316 which links directly with the M3.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground & First Floor Bar/Restaurant	<b>Ground Floor Bar/Restaurant</b> Gross Frontage 39'0" Return Frontage 41'7" Internal Width 41'0" Bar Depth Max 44'7" Built Depth 54'7" Disabled WC GIA Approx 2,260 sq ft <b>First Floor Bar</b> Bar/Kitchen/Office/WCs GIA Approx 2,250 sq ft <b>Total GIA Approx 4,510 sq ft*</b>		<b>VACANT</b>		Vendor's ERV £50,000 pa for the Gound Floor. We are informed that the adjoining double restaurant at No 29/31 is let at £60,000 pa *Areas supplied by Vendor following a measured survey
Flat 1 (Second Floor)	1 Bedroom, Kitchen/Lounge, Bathroom/WC GIA Approx 430 sq ft		<b>VACANT</b> Gas CH (Not tested) and Entryphone		
Flats 2 & 3 (Second Floor)	Not inspected	Various	Each 250 years from 24th June 1996	£200	Each FRI (£100 per flat)
Telecoms Equipment	Mini single enhancer	Vodafone	Licence	£2,275	

**TOTAL £2,475 plus Vacant Bar & Flat**

**Vacant Bar/Restaurant Plus Flat**

The Surveyors dealing with this property are **JONATHAN ROSS** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**  
 J D Law - Tel: 020 7438 0990  
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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