

6 WEEK COMPLETION



SITUATION

Located at the junction with Queens Road in a prominent position on this established retail thoroughfare amongst such multiple retailers as **Marks & Spencer, Starbucks, Waterstone's, Barclays, WH Smith, Harris & Hoole, Halfords, Poundland, Superdrug, Boots, Holland & Barrett, Iceland** and many others. Twickenham Main Line Station is within easy walking distance. Twickenham is an extremely affluent and desirable area which lies some 6 miles south-west of central London.

PROPERTY

A Grade II Listed corner building comprising **2 Ground Floor Shops** with separate side access to **Self-Contained Offices** on the first and second floors – **See 'PLANNING'**.

VAT is payable in respect of this Lot

FREEHOLD

**£15,000 per annum
with Planning for
Retail and
2 Maisonettes**

The Surveyors dealing with this property are
NICHOLAS BORD and **STEVEN GROSSMAN**

PLANNING

Planning Permission was granted on 15th January 2013 by London Borough of Richmond Upon Thames for 'Alterations and extensions to existing three storey terraced properties comprising floor shop units and commercial space over, to form two maisonettes and single shop unit, including new shop front to 34 King Street and demolition of existing outbuildings at rear'.

The retail will provide an area of 920 sq ft whilst the 2 maisonettes will provide an area of 1,044 sq ft above No.34 and 944 sq ft above No.36.

There is a Section 106 contribution of £3,417.

Planning Permission and Plans available from Auctioneers.

View opposite the Property





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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 34 (Ground Floor Shop)	Gross Frontage 12'0" Internal Width 11'10" Shop Depth 30'0" Built Depth 60'11"				VACANT
No. 36 (Ground Floor Shop)	Gross Frontage 15'1" Internal Width 13'5" Shop Depth 35'4" Built Depth 47'4" External WC Rear Outbuilding Area Approx 115 sq ft	P. D. Cooper (Greengrocers)	From 24th March 2008 to 23rd September 2008	£15,000	FRI (subject to a schedule of condition) Holding Over
Nos. 34/36 (First & Second Floor Offices)	First Floor Offices GIA Approx 1,005 sq ft Second Floor Offices GIA Approx 835 sq ft Total GIA Approx 1,840 sq ft				VACANT

TOTAL **£15,000**
Plus Vacant Shop & Upper Part

VENDOR'S SOLICITORS
Liefman Rose & Co - Tel: 0161 740 7878
Ref: M. Rose Esq - Email: ger.liefman@virgin.net

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 £500 (including VAT) upon exchange of contracts