

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position within this established retail parade next to the intersection with High Street, amongst such multiples as **Iceland, William Hill, Lidl** and **Ladbrokes** with Whitton Mainline Station in close proximity. Twickenham is located 11 miles west of Central London, with good road links via the A316.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'10"
Internal Width	15'9"
Shop Depth	29'2"
Built Depth	49'8"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 24th June 2003 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **J. Singh as a News/Conf/Tob** for a term of 20 years from 19th June 2003 (**See Note**) at a current rent of **£14,000 per annum** exclusive.

Rent Reviews June 2013 (Outstanding – Not yet actioned) and 2018

Note: The lease is outside s. 24–28 of the L & T Act 1954.

£14,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Hancock Quins - Tel: 01923 650 884
Ref: Ms Linzi Van Geene - Email: lvangeene@hancockquins.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 £500 (including VAT) upon exchange of contracts