



SITUATION

Located close to the junction with Hospital Bridge Road in this established parade, a few doors away from a **Costcutter** and amongst a variety of other local retailers, all serving the surrounding residential area.

Twickenham is located some 11 miles west of central London with good road links via the A316.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property benefits from a rear yard with access from Whitton Way.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'9" Internal Width 17'1" narrowing at rear to 6'8" Shop Depth 28'1" Built Depth 43'7" Includes Treatment Room & External WC	Tease Hair Design Limited (with personal guarantor) (Hairdresser with Beautician's Treatment Room)	5 years from 28th May 2021 (excl. s24-28 of L&T Act 1954) (The shop has traded as a hairdresser for many years)	£14,000	FRI There is a £4,667 Rent Deposit held.
First Floor Flat	Not inspected	Individual(s)	125 years from 25th March 1999	£50 (rising every 25 years)	FRI
				Total: £14,050	

£14,050 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

PWW Solicitors

Tel: 020 7821 8211 Ref: Alexa Beale

Email: abeale@pwwsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

