



SITUATION

Located close to the junction with Windmill Road amongst such multiple retailers as **KFC, Sainsburys Local, Costa Coffee, Post Office, TaxAssist Accountants** and a variety of independent retailers, cafés and restaurants.

Fulwell Rail Station is approx. ¾ mile distant and the area is served by the nearby recreational facilities in Bushy Park and Hampton Court Palace.

Hampton Hill is an attractive residential suburb located on the A311 midway between Richmond and Walton-on-Thames.

PROPERTY

An attractive mid terraced building comprising **2 Ground Floor Shops** with separate front access to **2 Self-Contained Flats** on the first floor. In addition, the property includes a **Rear Car Park**.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
2 Ground Floor Shops	Not inspected	Various	Each 999 years from November 2020	Peppercorn	Each FRI
Flat 1 (Part Ground & First Floor Flat)	Not inspected	Individual	150 years from 29th September 2014	£150 (rising to £300 in 2044, £600 in 2074, £1,200 in 2104 & £2,400 in 2134)	FRI
Flat 2 (First Floor Flat)	Not inspected	2 Individuals	125 years from 29th September 1999	£150 (rising to £300 in 2032 and £600 in 2091)	FRI
Access to adjoining car park	See Note1			£200	
				Total: £500	

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The shop tenants of Nos. 48 and 50 High Street use the archway of No. 52 for vehicular access to the rear of their units and pay £200 p.a. (£100 p.a. each) for this benefit by way of an informal arrangement.

Note 2: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights.

Note 3: The Freeholder insures. Current sum insured £700,000. Current premium £1,138.95 p.a.

£500 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6982 Ref: Jaymini Ghelani

Email: jg@axiomstone.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'**