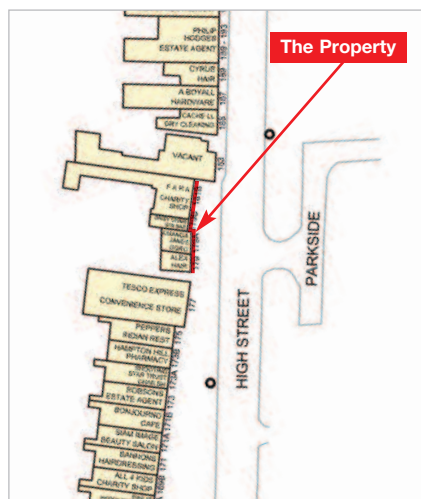
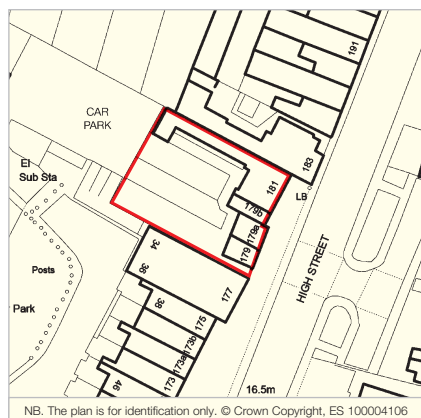


Hampton Hill

179-181B High Street
Middlesex
TW12 1NL

- Freehold Shop and Residential Investment
- Comprising four shops and three flats
- Potential for additional storey to provide two new second floor apartments, subject to consents
- Large site at the rear with development potential subject to consents
- Prosperous south-west London suburb
- Located next to Tesco Express
- Shop Reversions 2011, 2013, 2014
- Total Current Rents Reserved
£70,570 pa



Tenure
Freehold.

Location
Hampton Hill is an attractive and popular south-west London residential area located on the A311 between Hampton and Fulwell. Hampton Court Palace lies approximately 2 miles to the south-east and Central London 12 miles to the north-east. High Street (A311) runs along the west side of Bushey Park and is the principal local shopping area for the surrounding residential area.

The property is situated on the west side of the High Street next door to Tesco and close to the junction of Park Road and Hampton Road. The immediate area is a popular shopping location with a wide range of shops and restaurants. Other occupiers close by include Oddbins, Barclays Bank, Mr Minit, Your Move, Countrywide and a wide range of local traders.

Description
The property is arranged on ground and two upper floors to provide four shops and three self-contained flats. There is a large area to the rear of the shops which has potential for development subject to the necessary consents. An alleyway adjacent to No. 179 provides access to flat No. 179A.

Planning Permission

Local Planning Authority: London Borough of Richmond upon Thames.
Tel: 020 8891 1411 (www.richmond.gov.uk)
Planning consent was granted on 10th February 2004 (Ref: 03/3460/FUL) for the erection of an additional storey to provide two new second floor apartments at 181 High Street, Hampton Hill. This consent has now lapsed.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

Shops - Range from EPC Rating 62-97 Bands C-D
(Copies available on website).
Flats - Range from EPC Rating 35-58 Bands D-F
(Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
179	A S Tunca (t/a Alex Hair Design 4 U)	Gross Frontage 4.10 m (13' 5") Net Frontage 3.55 m (11' 8") Shop & Built Depth 6.90 m (22' 8")	Holding over on a lease for 10 years from 29.09.2001. Rent review in the 5th year FR & I	£7,970 p.a.	Reversion 2011
179A	M Dando (Greengrocer)	Gross Frontage 5.20 m (17' 1") Shop & Built Depth 9.90 m (32' 6")	Holding over on a lease for 6 years expiring 07.02.2014	£10,000 p.a.	Reversion 2014
Flat Above 179/179A	An Individual	First Floor Flat comprising 2 Rooms, Kitchen and Bathroom	Assured Shorthold Tenancy from 07.12.2008	£8,400 p.a.	Holding Over
179B	Intercourt Services Limited (t/a Daisychain – Sandwich Shop)	Gross Frontage 3.00 m (9' 10") Shop Depth 5.35 m (17' 6") Built Depth 9.45 m (31' 0")	5 years from 20.12.2013 FR & I	£8,000 p.a.	Reversion 2018
181B	FARA Enterprises Limited (t/a FARA Charity Shop, 50 Branches) (www.faracharityshops.org)	Gross Frontage (inc. access to flats) 9.85 m (32' 4") Shop Depth 8.25 m (27' 1") Built Depth 31.20 m (102' 4")	10 years from 16.01.2004 expiring 22.12.2013 Rent review in 5th year FR & I	£15,500 p.a.	Reversion December 2013
181	An Individual	1st and 2nd Floor Flat comprising 4 Rooms, Kitchen and Bathroom	Assured Shorthold Tenancy from 11.10.2013	£11,400 p.a.	
181A	An Individual	1st Floor Flat comprising 2 Rooms, Kitchen and Bathroom	Assured Shorthold Tenancy from 11.06.2012	£9,300 p.a.	Holding Over

Total £70,570 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Jaymini Ghelani, Axiom Stone. Tel: 0208 951 6989 e-mail: jayminighelani@hotmail.com

