

Lot 1, 408 Richmond Road, Richmond Upon Thames, London,

TW1 2EB

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Retail Investment Opportunity

www.acuitus.co.uk

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Property Information

Retail Investment Opportunity

- Retail unit let until 2033 with a personal guarantee
- Highly Affluent and Popular London Suburb
- Approximately 120 metres from Richmond Bridge
- Less than 1/2 mile from Richmond's Town Centre
- VAT Free Investment
- Neighbouring occupiers include Lidl, Richmond Leatherworks, Richmond Cycles, Royal Deer Park Ride and an eclectic mix of local businesses

Lot

1

Auction

10th July 2025

Rent

£24,000 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

7 Miles South-West of Central London, 35 miles East of Reading

Roads

M3, M4, A316, A307

Rail

St Margarets (London) Railway Station, Richmond Underground Station (District Line), National Railway

Air

London Heathrow Airport

Situation

The property is prominently situated on the south side of Richmond Road between Cambridge Road and Cresswell Road, approximately 120 metres south of Richmond Bridge. The locality is a predominantly affluent residential area with Richmond Road forming a thriving neighbourhood retailing quarter, with an eclectic mix of fashionable local retailers and restaurants.

Tenure

Virtual Freehold. Held for a term of 999 years from Completion of the Sale at a fixed peppercorn rent. The Freehold interest is available by separate negotiation subject to serving notices pursuant to s.5A of the Landlord and Tenant Act 1987.

EPC

B

Description

The property comprises an attractive lock up retail accommodation on the ground floor. The property forms part of a larger mixed-use building with 4x self-contained flats on the upper floors. The property benefits from a comprehensive refurbishment programme undertaken by the Seller in 2023,

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	29.20	(314)	INDIVIDUAL (T/A STUDIO ONE BODEGA)	10 years from 05/09/2023	24,000	05/09/2028 (14/09/2033)
Total Approximate Commercial Net Internal Floor Area		29.20 (1)	(314) (1)			24,000	

(1) The floor areas stated above is the Net Internal Area published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/278476084>).

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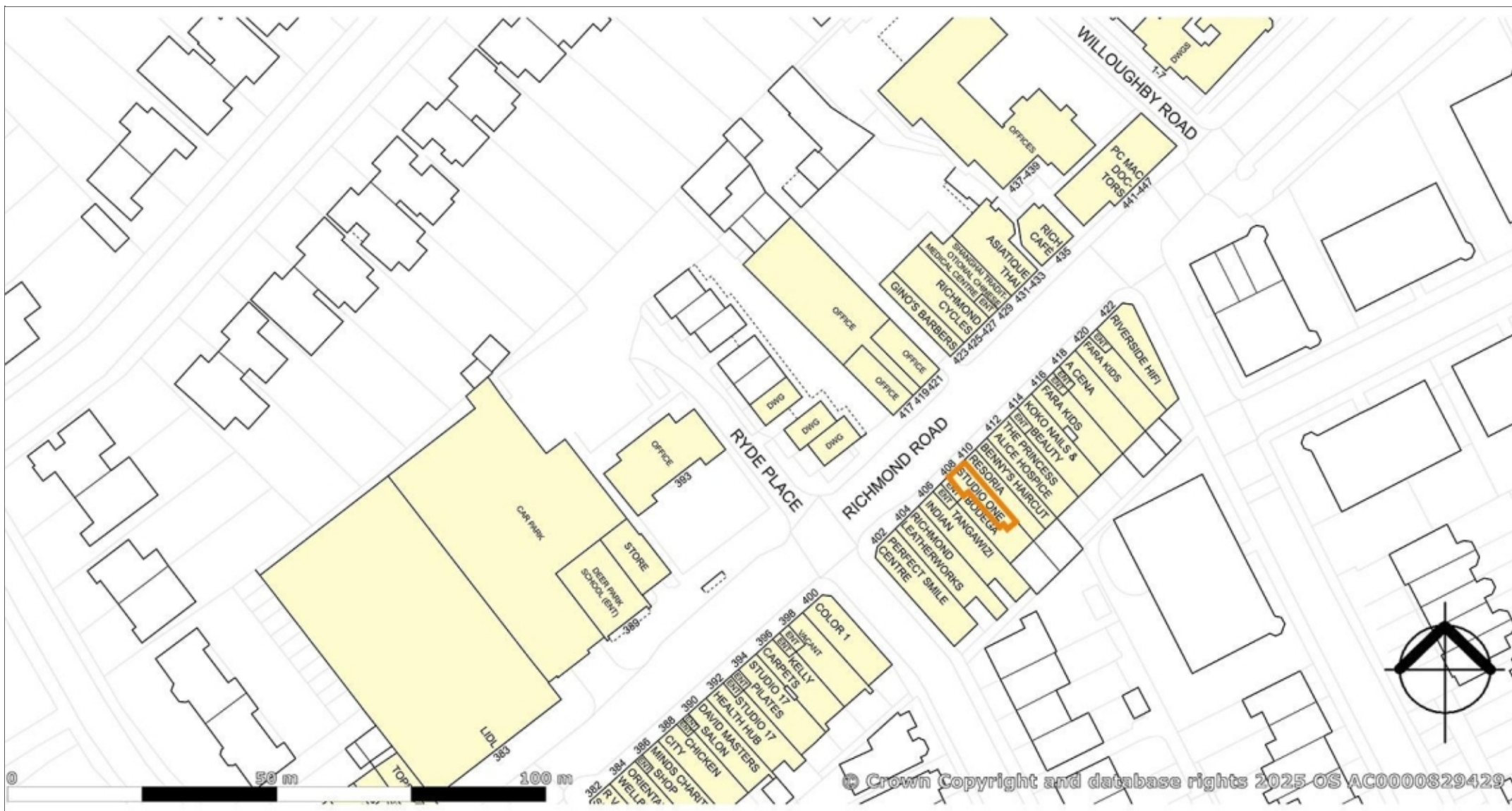
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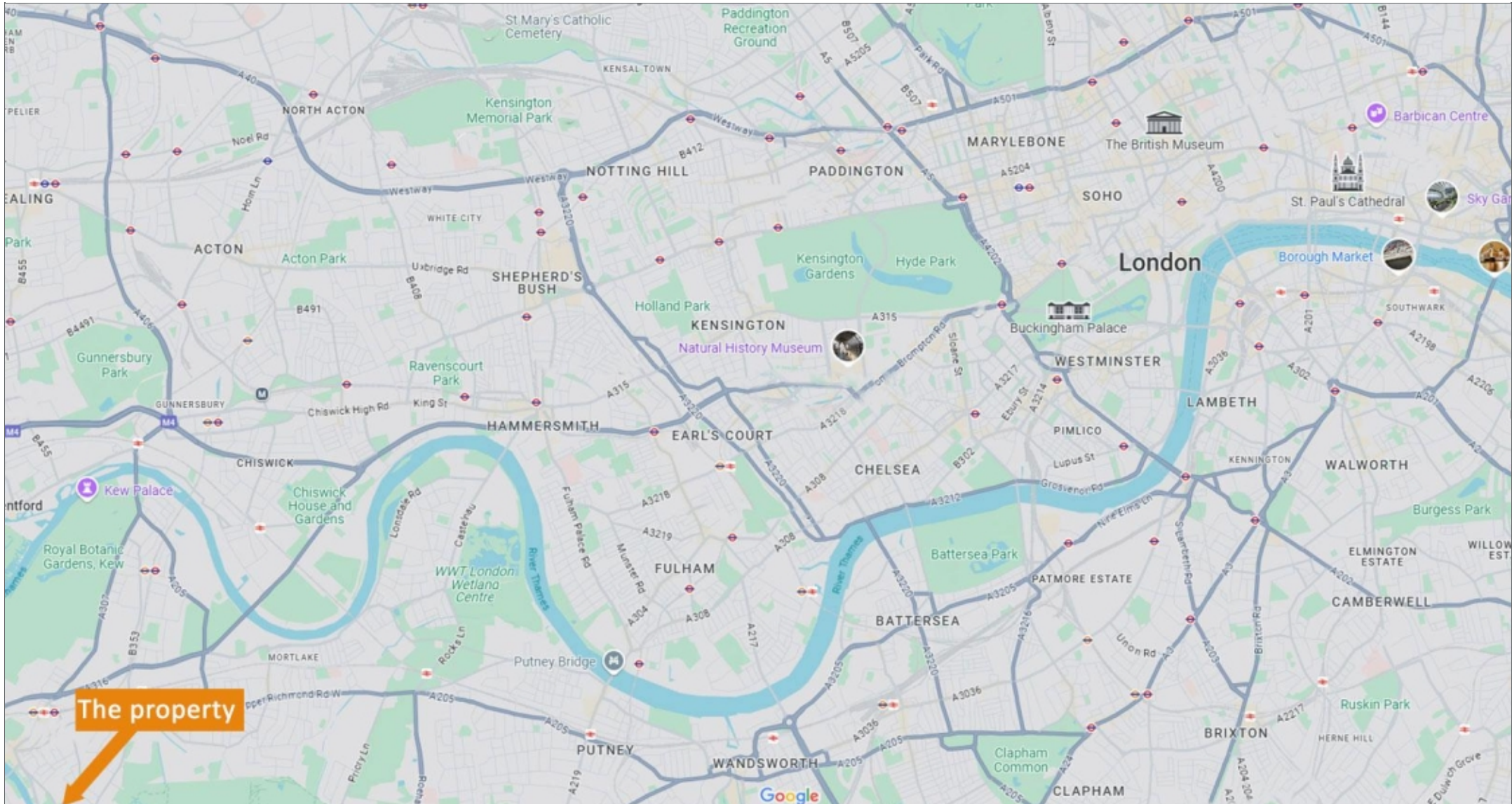
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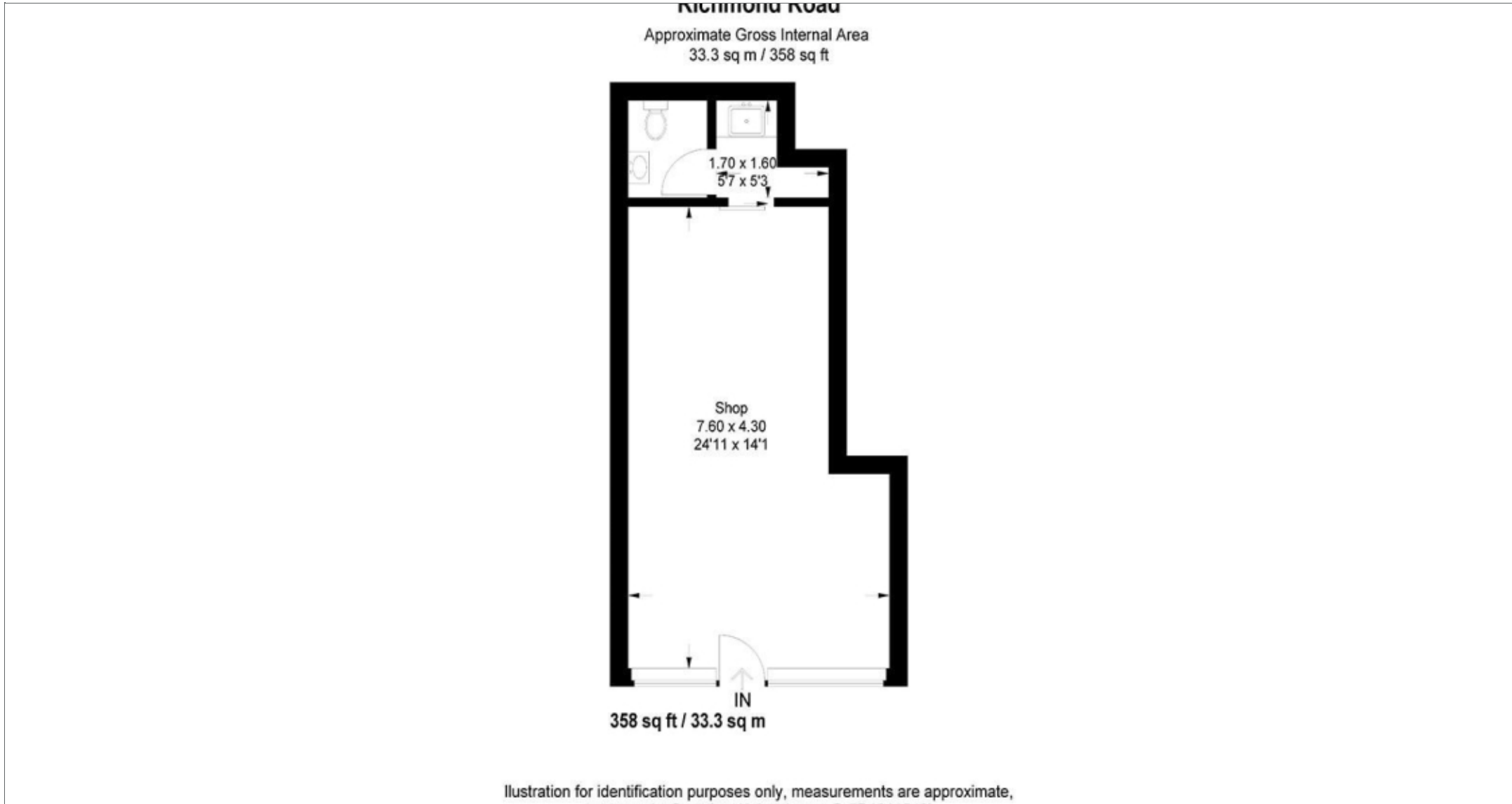
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Contacts

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2024