

# Lot 1, 104 High Street, Whitton, Twickenham, London,

**TW2 7LN**

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



# Lot 1, 104 High Street, Whitton, Twickenham, London, TW2 7LN

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)

## Property Information

### Freehold Retail & Residential Investment

- Retail Unit with Self-Contained Maisonette
- Occupied on an Override Licence Agreement
- Active Management Potential
- Potential to add an Additional Floor and Sub Divide Maisonette (Subject to Consents)
- Affluent South West London Suburb
- 100m North of Whitton Railway Station
- Approximately 10 miles south-west of Central London
- Nearby occupiers include KFC, Tesco Express, Lidl, Boots, Costa Coffee, Superdrug and Greggs

#### Lot

1

#### Auction

11th June 2026

#### Rent

£15,000 per Annum Exclusive

#### Status

Available

#### Sector

Retail, High Street Retail, Mixed Use

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

3 miles north-east of Twickenham, 10 miles south-west of Central London, 12 miles north-east of Heathrow Airport

#### Roads

A316, A312, M3, South Circular Road (A205)

#### Rail

Whitton Railway Station, Twickenham Railway Station

#### Air

Heathrow Airport

### Situation

The property is situated in a prominent position on the west side of High Street, Whitton, an established and affluent popular South West London Residential Suburban. The town benefits from being less than 1 mile southwest of the Allianz Stadium Twickenham, the Headquarter of England Rugby.

Whitton High Street provides a strong mix of local, regional and national retailers and benefits from good levels of pedestrian traffic. Whitton Railway Station is within walking distance and provides regular services to London Waterloo.

Nearby occupiers include KFC, Tesco Express, Lidl, Boots, Costa Coffee, Superdrug and Greggs.

### Tenure

Freehold.

### EPC

See Legal Pack.

### Description

The property is an attractive mid-terrace mixed-use building comprising a retail unit with ancillary accommodation on the ground floor and a self-contained residential maisonette on the 1st and 2nd floor which is accessed separately from the retail unit.

The property benefits for potential to add an additional floor and to convert the maisonette to multiple flats, subject to consents.

### VAT

VAT is not applicable to this lot.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 1, 104 High Street, Whitton, Twickenham, London,

**TW2 7LN**

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Licencee	Licence Period	Licence Fee p.a.x.
Ground First Second	Retail Maisonette	51.01 (1)	(549)	INDIVIDUAL	12 months from 15th December 2016	£15,000 (2)
<b>Total Approximate Commercial Floor Area</b>		<b>51.01</b>	<b>(549)</b>			<b>£15,000</b>

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) The Licence fee is £1,250 per calendar month, the above rent has been annualised.

# Lot 1, 104 High Street, Whitton, Twickenham, London, TW2 7LN

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



# Lot 1, 104 High Street, Whitton, Twickenham, London, TW2 7LN

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



# Lot 1, 104 High Street, Whitton, Twickenham, London, TW2 7LN

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



# Lot 1, 104 High Street, Whitton, Twickenham, London,

**TW2 7LN**

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



# Lot 1, 104 High Street, Whitton, Twickenham, London,

**TW2 7LN**

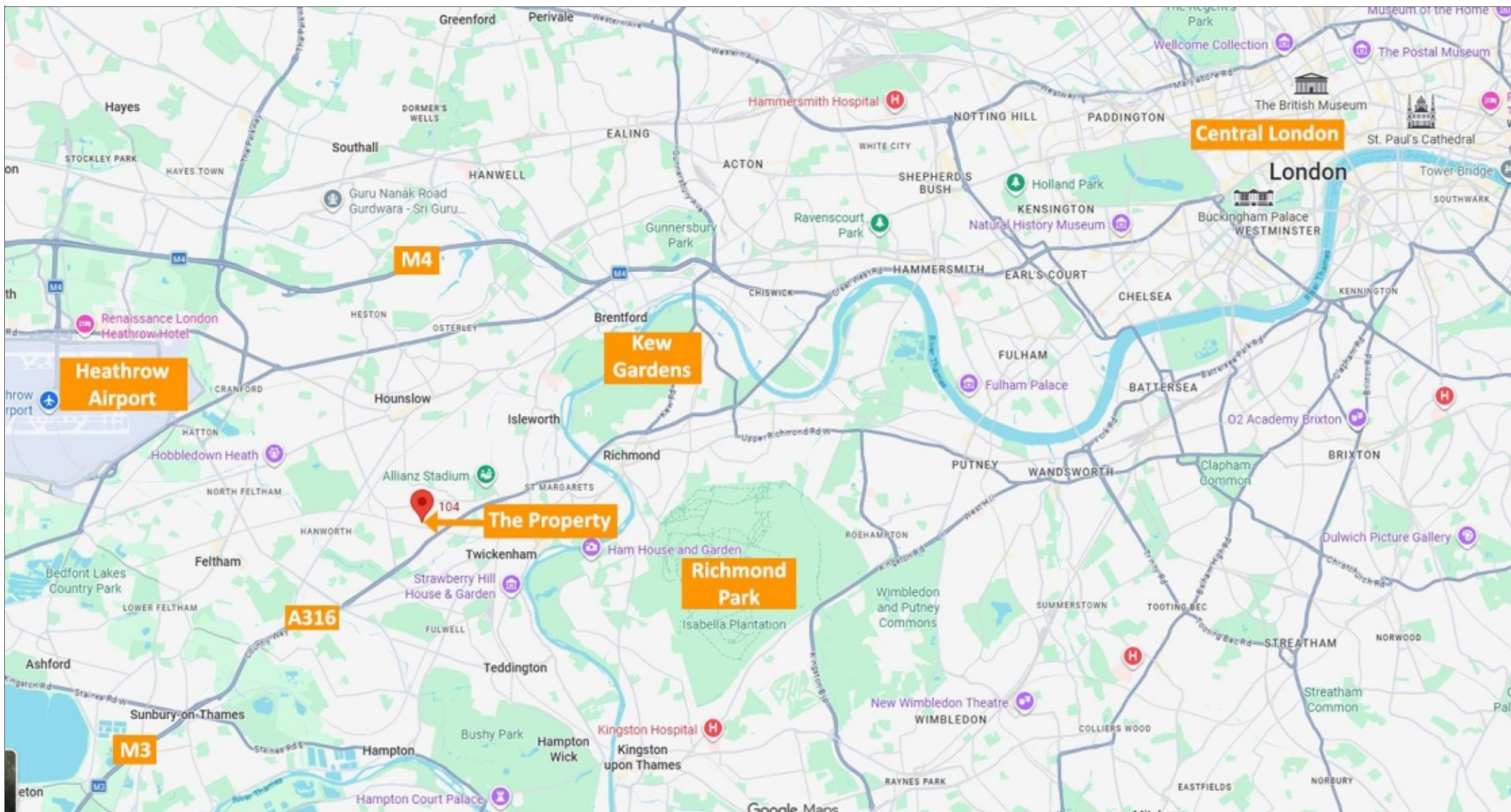
For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



# Lot 1, 104 High Street, Whitton, Twickenham, London,

**TW2 7LN**

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



# Lot 1, 104 High Street, Whitton, Twickenham, London, TW2 7LN

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)

## Contacts

### Acuitus

**John Mehtab**  
+44 (0)20 7034 4855  
+44 (0)7899 060 519  
[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

**Gway Kanokwuttipong**  
+44 (0)20 7034 4864  
+44 (0)7456 888 750  
[gway.kanokwuttipong@acuitus.co.uk](mailto:gway.kanokwuttipong@acuitus.co.uk)

### Seller's Solicitors

**Penmans Law Limited**  
83a St. Johns Way  
Corringham  
Stanford-Le-Hope  
SS17 7LL

**Delyth Smith**  
01375 677777  
[dsmith@penmanslaw.co.uk](mailto:dsmith@penmanslaw.co.uk)

### Associate Auctioneers



**Highview Estates**  
2/8 Scrutton Street  
EC2A 4RJ

**Alex Klemin**  
020 7247 1513  
07831 112266  
[a.klemin@highviewestates.co.uk](mailto:a.klemin@highviewestates.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024