

505/507 Upper Richmond Road West Richmond upon Thames, London SW14 7DE

lot 3

Freehold Restaurant and Residential Investment

- Affluent South-West London location
- Established retail parade close to Richmond town centre
- Includes two self-contained 2 bedroom flats with unconverted loft space
- Majority let until 2027
- Active management potential
- Six Week Completion Available

Rent
£54,800
per annum
exclusive



Location

Miles: 10 miles south-west of Central London
1 mile east of Richmond
Roads: A305, A205, A316, M4
Rail: Mortlake Rail, North Sheen Rail
Richmond (District Tube, Rail)
Air: London Gatwick Airport, London Heathrow Airport

Situation

East Sheen is an affluent residential suburb 10 miles south-west of Central London located between Richmond town centre and Barnes. The area benefits from excellent road and rail access, being adjacent to the A316 and M4 motorways. The property is situated on the south side of Upper Richmond Road West (A205 - South Circular Road) within an established retail parade of shops and restaurants. Nearby occupiers include Topps Tiles and Bathstore.

Description

The property comprises a double fronted restaurant benefiting from an external dining area to the rear. The tenant has created a single storey extension to the dining area within No. 505.

There are two self-contained flats on the first floor each with separate entrances on Upper Richmond Road.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	129.17 sq m (1,390 sq ft)	BOUTIQUE LEISURE LTD (t/a The Naked Turtle) (1)	25 years from 09/10/2002 until 2027	£38,000	13/07/2010
First (507A)	Residential	58.46 sq m (629 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy 1 year from 01/06/2011	£7,800 (£650 pcm)	
First (505A)	Residential	63.83 sq m (687 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy 1 year from 01/06/2011	£9,000 (£750 pcm)	
Totals		251.46 sq m (2,706 sq ft)			£54,800	

(1) The Naked Turtle has been trading for over 10 years and is well known for live jazz entertainment. (Source: www.naked-turtle.com)
(2) As to the residential flats the areas stated are Gross Internal Areas.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Martin Szamfeber
Tel: +44 (0)20 7034 4858.
Email: martin.szamfeber@acuitus.co.uk
www.acuitus.co.uk

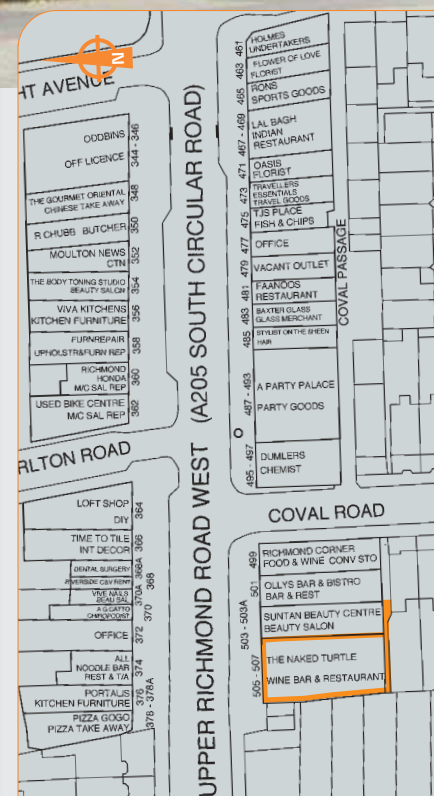
Associate Auctioneers:

Martin Campbell & Company
6 Duke Street, Richmond,
Surrey TW9 1HP.
Tel: +44 (0)208 940 2266.
Email: a.shaw@martincampbell.co.uk
Ref: Andy Shaw.



Solicitors:

Rodgers & Burton
15-17 Church Road, Barnes, London SW13 9HG.
Tel: +44 (0)208 939 6300.
Email: ericf@randb.co.uk
Ref: Eric Farnworth.



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PL0007316 from Experian Goad, Hatfield, Herts. For identification purposes only - please see documentation.