

29 The Green Richmond Upon Thames, Greater London TW9 1LX

lot 9

Freehold Retail and Residential Investment

- Affluent and attractive London Suburb
- Town Centre Location
- Let to Save The Children Fund until 2022 (Subject to Option)
- Six Week Completion

Rent
£35,500
per annum
exclusive



Location

Miles: 9.5 miles south-west of Central London
6 miles west of Putney
5 miles south of Ealing

Roads: M3, M4, A316, A307

Rail: Richmond Station (District Line and Overground)

Air: London Heathrow Airport

Situation

One of only two retail units that front The Green, the property benefits from a prominent corner position at the junction of Paved Court and Golden Court. Nearby occupiers include House of Fraser, Barclays Bank, WH Smith, Boots the Chemist and Marks and Spencer all of whom benefit from affluent local trade and international tourism throughout the year.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary	24 sq m (258 sq ft)	SAVE THE CHILDREN FUND (1) t/a Mary's Living and Giving	10 years from 30/07/2012 until 2022 on a full repairing and insuring lease (2)	£35,000	30/07/2017
Ground	Retail	28 sq m (301 sq ft)				
First & Second	Residential	Not measured	INDIVIDUAL	125 years from 2013 until 2138	£500	

Total Commercial Floor Area 52 sq m (559 sq ft)

£35,500

(1) Save The Children are a registered charity that operate globally. For the year ending 31/12/2011, Save The Children reported Total Incoming Resources of £332,194,000 and Total Net Assets of £90,645,000. (Source: Save The Children Annual Report 2012)

(2) The lease provides for a tenant option to determine the lease on 30th July 2017 subject to 6 months' notice.

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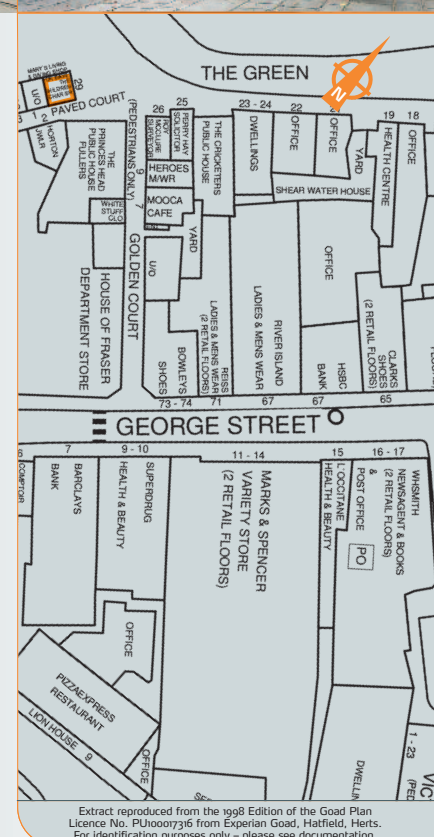
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